



Sapley Road, Hartford, PE29 1QJ



TAM THOMAS MORRIS

## Offers in excess of: £450,000 Freehold

Sapley Road, Hartford, PE29 1QJ

- Executive Detached Home
- Double Garage with Electric Doors
- Accommodation in Excess of 1,900 sqft
- Open Plan Kitchen/Breakfast Room
- Ample Off-Road Parking
- Three/Four Bedrooms
- Study/Bedroom Four
- Popular Private Non-Estate Location
- Freehold
- Energy Rating: TBC

The ground floor features an inviting entrance hall, an open plan kitchen/breakfast room, utility room, dining room, downstairs WC, study/fourth bedroom and a living room complete with a fireplace.

Originally upstairs, the property had four bedrooms. However, the current owner has reconfigured the layout to create a more spacious third bedroom. It's worth noting that the wall could easily be reinstated to revert back to four bedrooms. Furthermore, there's a family bathroom featuring a separate shower and bath.

Externally, the property offers a double garage with electric doors and a driveway providing ample off-road parking. The spacious garden includes a pond, creating an ideal setting for entertaining guests.

This property is situated in a non-estate location in close proximity to Cambridge Regional College and Spring Common Academy making it an ideal location for families.

Council Tax Band: E  
Huntingdon District Council  
Draft details subject to approval



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# Accommodation

**Entrance Hall** 12'2" x 4'3" (3.7m x 1.3m).

**Living Room** 20'3" x 12'3" (6.17m x 3.73m).

**Kitchen/Breakfast Room** 21'10" x 15'5" (6.65m x 4.7m).

**Dining Room** 11'4" x 8'6" (3.45m x 2.6m).

**Hallway** 6'10" x 6'6" (2.08m x 1.98m).

**Utility Room** 8'10" x 8'3" (2.7m x 2.51m).

**Study/Bedroom Four** 11'6" x 8'3" (3.5m x 2.51m).

**Downstairs WC** 6'1" x 3'7" (1.85m x 1.1m).

**Landing** 6'4" x 3'9" (1.93m x 1.14m).

**Bedroom One** 12'7" x 11'1" (3.84m x 3.38m).

**Bedroom Two** 15'4" x 11'1" (4.67m x 3.38m).

**Bedroom Three** 12'4" x 9' (3.76m x 2.74m).

**Bathroom** 8'4" x 5'5" (2.54m x 1.65m).

**Detached Double Garage and Driveway**

**Front and Rear Gardens**



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