



De Havilland Gardens, Bury Huntingdon  
**£540,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Desirable Village Location
- 6 Years Remaining on the NHBC Guarantee
- Master Bedroom with En-Suite
- EV-Charging Point
- Private Driveway with Parking for MULTIPLE Cars

## Description

### Ground Floor

### Entrance Hall

### Leading to

Study - 10'3" x 6'5" + Bay Window (3.12m x 2.00m + Bay Window)  
Multifunctional Room with Bay Window to Front.

Lounge - 12'2" x 19'4" + Bay Window (3.71m x 5.90m + Bay Window)  
Bay Window to Front with French Doors to Rear Leading to the Garden.

Kitchen/Diner - 17'6" Max x 19'6" Max (5.33m Max



x 5.94m Max)

Fitted with a Matching Range of Base and Wall Units with a Generous Separate Island, Windows Either Side and Bi-Folding Doors Leading to the Garden.

Utility Room - 6'9" x 8'8" (2.06m x 2.64m)  
Window to rear.

### First Floor

Master Bedroom - 13'6" x 11'4" + Wardrobe  
(4.11m x 3.45m + Wardrobe)  
Built-in Wardrobes with Window to Rear.

### En-Suite

Fitted with a Three-Piece Suite and Compromising of a Shower Cubicle, Wash Hand Basin, Low-Level-WC and Window to Side.

Bedroom 2 - 10'2" x 8'8" (3.10m x 2.64m)  
Window to Front.

Bedroom 3 - 8'8" Max x 12'2" Max (2.64m Max x 3.71m Max)  
Window to Rear.

### Family Bathroom

Fitted with a Four-Piece Suite and Compromising of a Bath, Double Shower, Wash Hand Basin, Low-Level-WC and Window to Side.

Bedroom 4 - 10,0" x 10'1" (3.05m x 3.07m)





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Window to Front.

Bedroom 5 - 9'2" Max x 8'8" Max (2.80m Max x 2.64m Max)

Window to Rear.

Outside

Accessible Through the Bi-Folding Doors from the STUNNING Kitchen/Diner, the Generous Rear Garden offers an Extended Seated Patio Area. The Rear of the Garden has Recently been BEAUTIFULLY Landscaped with Laid Lawn and Raised Borders.

Double Garage - 20,0" x 20,0" (6.10m x 6.10m)

The SPACIOUS Double Garage offers Ample Electrical Outputs, Lighting and Two Up and Over Rollers.

AGENTS NOTE: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:  
**01487 710345**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01487 710345

 17 Great Whyte, Ramsey, HUNTINGDON,  
Cambridgeshire, PE26 1HG

 ramsey@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: RAM204472 - 0010

