

34 Home Farm Road, Houghton
PE28 2BN

THOMAS MORRIS







Asking Price: £450,000
Freehold

Home Farm Road, Houghton, PE28 2BN

- Detached Family Home
- Four Bedrooms
- Refitted En-Suite Shower Room
- Refitted Kitchen/Breakfast Room
- Open Plan Living/Dining Room
- Enclosed Rear Garden
- Single Garage and Parking
- Well-Presented Throughout
- Freehold
- Energy Rating: C/69

A four-bedroom detached family home situated in this much sought-after village of Houghton. Walking distance to the local amenities in the village, the cricket and football pitches and the local pubs.

Well-presented throughout, the property offers - entrance hall, cloakroom/WC, living room/dining room which opens to a stunning refitted kitchen/breakfast room with integrated appliances and a separate utility room with space for white goods.

Upstairs offers four bedrooms with a refitted en-suite shower room and a family bathroom.

Further benefits include an enclosed rear garden with patio seating area, a single garage with power and light connected and off-road parking for several vehicles.

Huntingdonshire District Council.
Council Tax Banding E.
These details are subject to approval.

Accommodation

Entrance Hall

Cloakroom

Living Room/Dining Room *23'2" x 10'10" (7.06m x 3.3m)*.

Kitchen/Breakfast Room *14'3" x 12' (4.34m x 3.66m)*.

Utility Room *7'11" x 7'7" (2.41m x 2.3m)*.

Landing

Bedroom One *10'11" x 10'6" (3.33m x 3.2m)*.

En-Suite Shower Room

Bedroom Two *10'10" x 9'8" (3.3m x 2.95m)*.

Bedroom Three *9'6" x 9'5" (2.9m x 2.87m)*.

Bedroom Four *11'2" x 7'8" (3.4m x 2.34m)*.

Family Bathroom

Single Garage *27'2" x 8'9" (8.28m x 2.67m)*.







To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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