GRAY TOYNBEE

6 The Fen, Fenstanton

Huntingdon, PE28 9JT

Offers in excess of £350,000

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6 The Fen

Fenstanton, PE28 9JT

- Great location
- Wide plot and wonderful garden
- Luxury new bathroom
- Garage

A 3-bedroom family house of about 870 sq. ft, with a lovely, large garden, and a garage, situated on a private road in a sought-after part of the village and backing onto the primary school.

Well-presented, spacious, and light accommodation, together with a fantastic, wide plot in a rarely available setting, makes this home perfect for families.

The kitchen overlooks the front garden and has plenty of base and eye-level cupboards, worktops, and space for appliances. The living room spans the width of the house and overlooks the rear garden. It has wood-effect flooring and is wonderfully bright, with two large windows and double doors to the patio. The entrance hall has wood-effect flooring and understairs storage.

On the first floor, there are three well-proportionated bedrooms, two double rooms and a good-sized single with a fitted cupboard. The family bathroom has been stylishly refitted

recently and has a shower over the bath, vanity basin, concealed cistern WC, and full wall and floor tiling. There is a towel rail and a large window.

The house has gas central heating (new boiler in 2021) and double glazing.

At the front, there is an open-plan lawned garden, a driveway for parking and access to the garage, which has power and light and a door to the rear. The rear garden is beautiful, with a large patio adjoining the rear of the house, good size lawn, well-stocked beds and a further patio area at the end of the garden. There is a pedestrian access at the end of the garden.

What3words: ///richly.undercuts.pacifist

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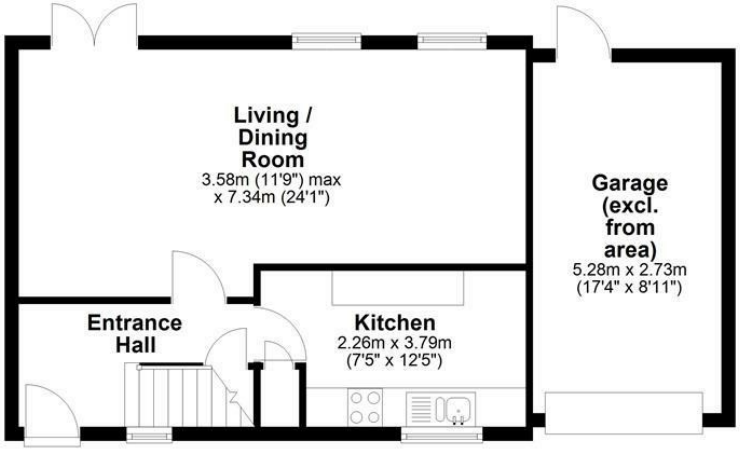
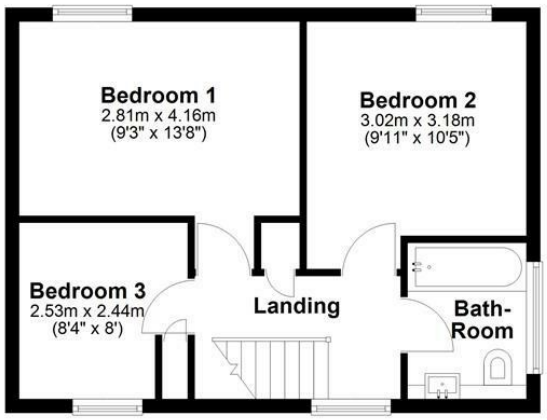
Ground Floor

Approx. 40.0 sq. metres (430.8 sq. feet)
(excluding Garage (excl. from area))



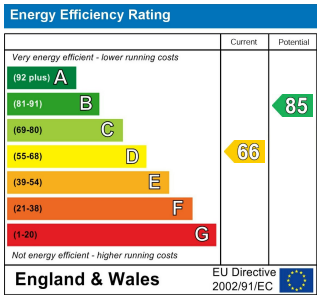
First Floor

Approx. 40.7 sq. metres (438.6 sq. feet)



Total area: approx. 80.8 sq. metres (869.4 sq. feet)

Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com