



Pennington Road, Hartford, Huntingdon  
Offers Over **£425,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Detached Family Home
- Three Bedrooms
- Immaculately Presented Throughout
- Driveway Parking and Single Garage
- Large Lounge/Diner

A beautifully presented detached family home, ideally positioned in a highly desirable location, offering generous and versatile living space throughout. This impressive property is perfect for modern family life and is ready to move straight into.

The ground floor welcomes you with a spacious entrance hall leading through to a superb open plan lounge and dining area, flooded with natural light and providing an ideal space for both relaxing and entertaining. To the rear, a charming conservatory offers a peaceful outlook over the garden and creates an additional reception area to enjoy year round. The well appointed kitchen is complemented by a separate utility room and a convenient downstairs cloakroom, while internal access to the garage adds further practicality.



Upstairs, the property continues to impress with three well proportioned bedrooms, including a generous principal bedroom, alongside a modern family bathroom. The layout is ideal for growing families or those needing additional space for working from home.

Externally, the home benefits from a beautifully maintained garden, offering a private and tranquil setting, perfect for outdoor dining, relaxing, or entertaining guests. To the front, there is ample parking and access to the garage. This is a fantastic opportunity to acquire a stylish and well-cared-for home in a sought after area, combining space, comfort, and a wonderful garden setting.

Early viewing is highly recommended.

Kitchen: 3.80 m × 2.70 m (12' 6" × 8' 10")

Lounge / Dining Room: 7.30 m × 3.59 m (23' 11" × 11' 9")

Conservatory: 3.58 m × 2.97 m (11' 9" × 9' 9")

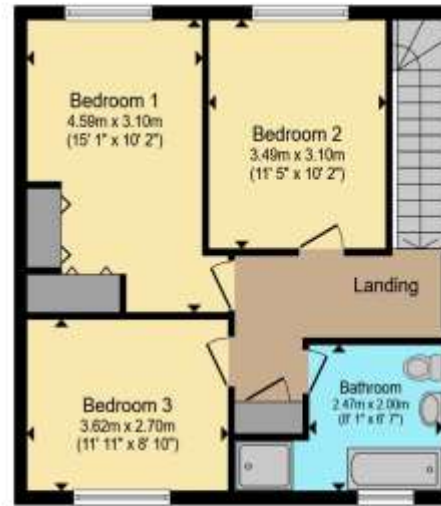
Utility: 2.47 m × 1.90 m (8' 1" × 6' 3")

Garage: 5.63 m × 2.60 m (18' 6" × 8' 6")





**Ground Floor**



**First Floor**

Total floor area 142.1 m<sup>2</sup> (1,530 sq.ft.) approx

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.propertybox.ie](http://www.propertybox.ie)



- Bedroom 1: 4.59 m × 3.10 m (15' 1" × 10' 2")
- Bedroom 2: 3.49 m × 3.10 m (11' 5" × 10' 2")
- Bedroom 3: 3.62 m × 2.70 m (11' 11" × 8' 10")
- Bathroom: 2.47 m × 2.00 m (8' 1" × 6' 7")

To view this property call Sharman Quinney on:  
**01480 271214**

# Selling your property?

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

 01480 271214

 Unit 3 King James Retail Centre Ermine Street,  
Godmanchester, HUNTINGDON, Cambridgeshire,  
PE29 2PA  
 godmanchester@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: GDM100882 - 0001

