

**Detached Family
Home Common Road
Witchford CB6 2HY
£500,000 Freehold**

haart
ELY

01353 664112

Available 8am - 10pm every day

haart.co.uk



Ref: HRT014113255

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Located in the heart of Witchford sits this very well presented four bedroom detached home. The property has been well maintained and is ready for its new owners to move straight in. For more information call haart today.

- Detached House
- Family Home
- Four Bedrooms
- Two Reception Room
- Kitchen/Breakfast Room
- Garage
- Enclosed Garden



Entrance Hall 11' 7" x 10' 3" (3.53m x 3.12m)

Cloakroom 6' 7" x 3' 3" (2.01m x 0.99m)

Lounge 11' 7" x 18' 1" (3.53m x 5.51m)

Dining Room 11' 2" x 9' 4" (3.40m x 2.84m)

Kitchen / Breakfast Room 19' 2" x 9' 11" (



5.84m x

Garage

Utility Room 6' 6" x 9' 4" (1.98m x 2.84m)

Rear Garden

Master Bedroom 19' 2" x 9' 11" (5.84m x 3.02m)

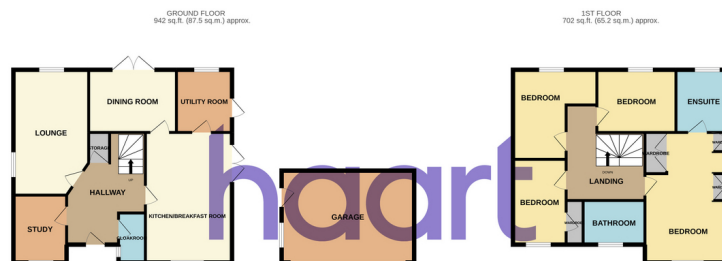
Ensuite 7' 11" x 9' 3" (2.41m x 2.82m)

Bedroom Two 9' 4" x 9' 10" (2.84m x 3.00m)

Bedroom Three 11' 7" x 11' 10" (3.53m x 3.61m)

Bedroom Four 12' 5" x 7' 10" (3.78m x 2.39m)

Family Bathroom 9' 3" x 6' (2.82m x 1.83m)



TOTAL FLOOR AREA - 1643 sq ft. (152.7 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix 02022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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