



Bush & Co.



18 Lone Tree Avenue, Impington, CB24 9PG

Guide Price £800,000 Freehold



The property is an extended detached house sitting proudly on an extensive plot approaching quarter of an acre (sts) with ample space to extend further or re-configure to suit (stp).

The entrance door leads to a porch and onwards to the main hallway, which sits centrally allowing access to all other rooms with stairs to the first floor and a cloakroom located below. The large family/dining room has a built in cupboard housing the boiler and a door to the sun room. The particularly spacious sitting room features wooden flooring as well as two windows and double doors to the sun room, which spans the width of the house, with fitted sun blinds and double doors to the garden.

On the first floor there is a landing with airing cupboard and loft hatch which has a ladder to the partially boarded loft space with Velux rooflights. Bedroom one is a double room at the back offering fine views over the garden as well as built in wardrobes and a Jack & Jill door to the main bathroom featuring a three piece suite. Bedroom two is another generous double room with a lovely dual aspect and built in wardrobes. Bedroom three is a double room at the back and bedroom four, with its dual aspect windows, can also accept a double bed if required. An additional three piece shower room completes the accommodation.

Outside - The exceptional plot measures approximately quarter of an acre (sts) in total.

The frontage allows driveway parking for two cars with lawned areas and flower and shrub borders.

The rear garden offers a high degree of privacy with mature fruit trees and planting borders. There are two storage sheds, one of which is set up as a workshop.

To the side of the house is a good sized garage with remote roller shutter door and a further door to the garden.



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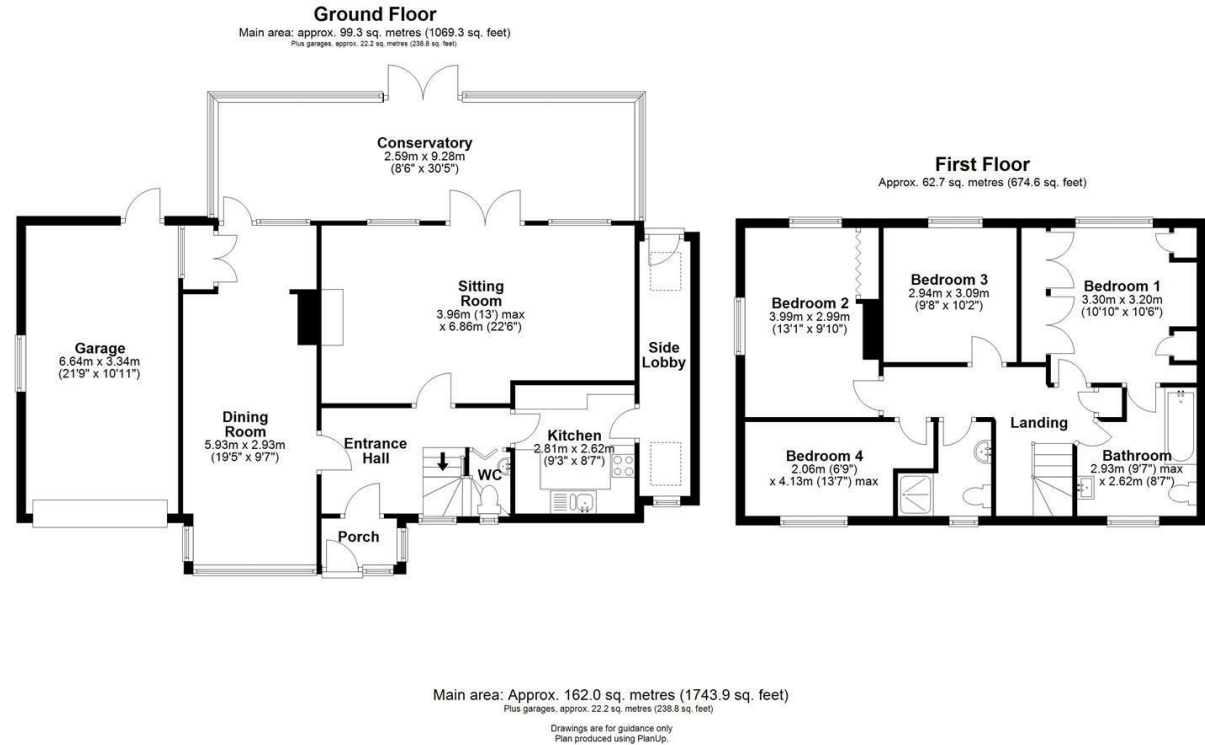
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Further Information

Tenure - Freehold

Council Tax - Band E

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

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