



Barleyfield Way, HUNTINGDON  
**£315,000** Freehold

**Sharman  
Quinney**

# Key Features



- Three Bedrooms
- Ensuite to Master
- Spacious Kitchen/Diner
- Popular residential location
- Close to local amenities

Located within the popular residential area of Barleyfield, Huntingdon, this well presented and thoughtfully arranged three bedroom home offers modern living across two floors, making it ideal for first time buyers, families, or investors alike. The property opens into a welcoming entrance hallway with access to a convenient downstairs W.C. and staircase rising to the first floor. To the rear of the property, a spacious kitchen/dining room provides an excellent space for both everyday living and entertaining, with ample worktop and storage space. To the front, a bright and comfortable lounge offers a relaxing setting, benefiting from natural light and a practical layout. The first floor comprises three well proportioned bedrooms. The principal bedroom enjoys the added benefit of an en-suite shower room. The remaining bedrooms



are served by a modern family bathroom, all accessed via a central landing.

Barleyfield is a well regarded residential location within Huntingdon, offering convenient access to local amenities, schooling, and transport links. Huntingdon town centre, mainline railway station with direct links to London, and major road networks including the A14 and A1 are all within easy reach

" Kitchen / Dining Room-5.18 m × 3.40 m (17' 0" × 11' 2")

" Lounge- 4.80 m × 2.90 m (15' 9" × 9' 6")

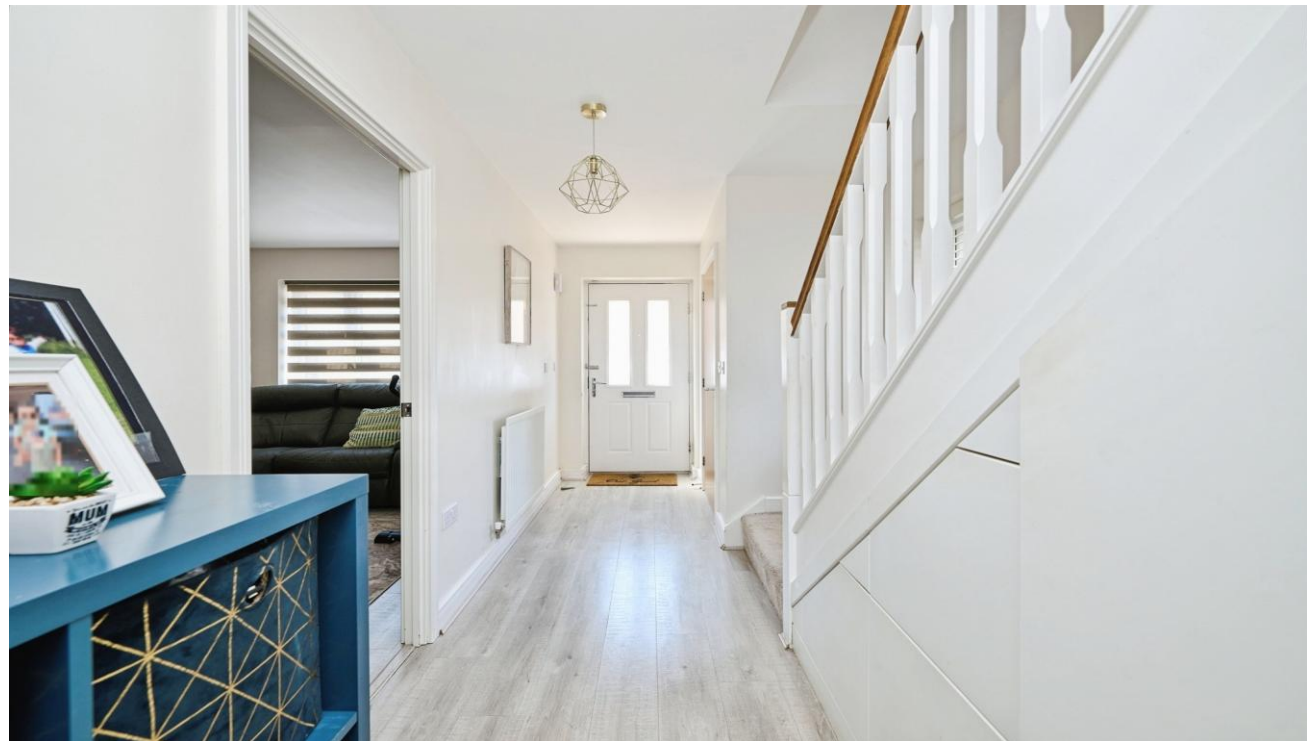
" Bedroom 1- 3.23 m × 2.71 m (10' 7" × 8' 11")

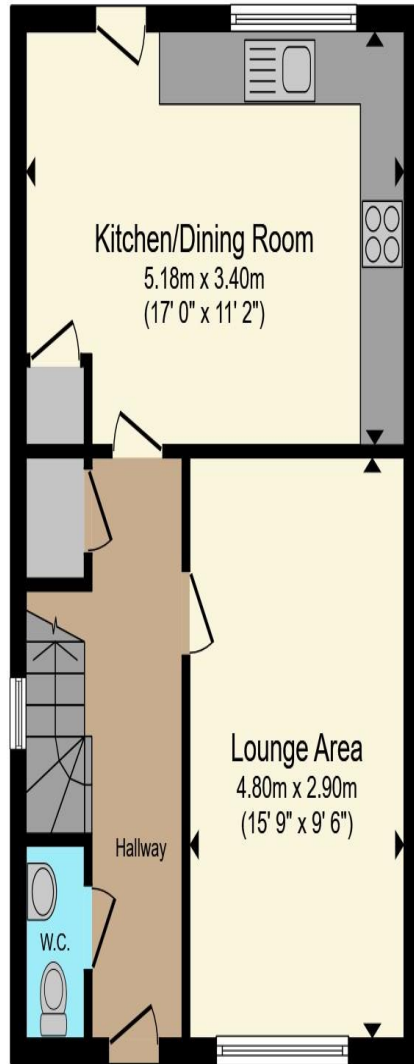
" Bedroom 2- 3.41 m × 2.94 m (11' 2" × 9' 8")

" Bedroom 3-2.37 m × 2.31 m (7' 9" × 7' 7")

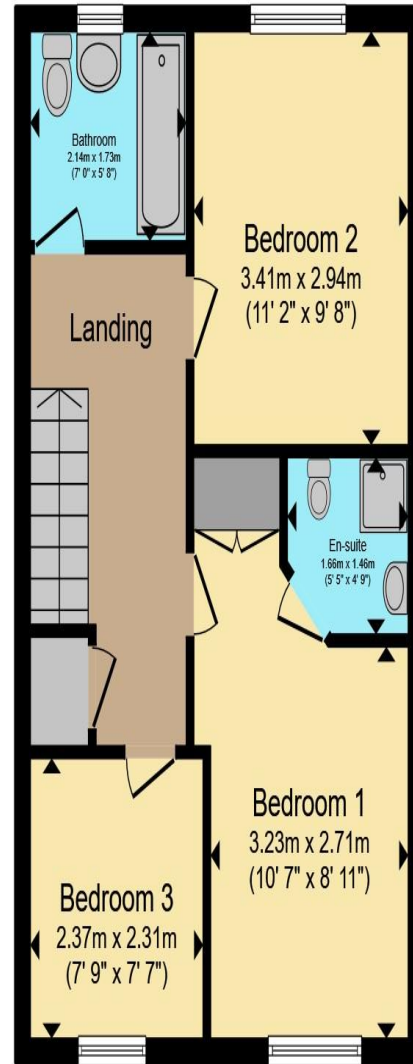
" Bathroom-2.14 m × 1.73 m (7' 0" × 5' 8")

" En-suite-1.66 m × 1.46 m (5' 5" × 4' 9")





**Ground Floor**



**First Floor**

Total floor area 86.0 m<sup>2</sup> (926 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.io](http://www.propertybox.io)

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