

Hinton View, Haddenham CB6 3SP

Offers Over £275,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Hinton View, Haddenham CB6 3SP

A delightful detached bungalow in this quiet cul de sac in the popular village of Haddenham.

Haddenham is a large, historic village in Cambridgeshire, England, set on the edge of the Fens. It features a broad village green, traditional pubs, and medieval St Mary's Church. Known for its strong community, local markets, and nearby nature reserves, it offers rural charm with easy access to Ely and Cambridge, plus scenic footpaths, historic architecture, and peaceful countryside surroundings.

Accommodation includes a living room, fitted kitchen, conservatory, two bedrooms and a wet room. Outside, a mature rear garden overlooks the fields behind. To the front there is a garage and driveway providing additional off road parking.

Must be seen to be appreciated. NO UPWARD CHAIN

Entrance Hall
With doors leading to the living room, all bedrooms and wet room. Dual built-in storage cupboards.

Kitchen
12'4" x 9'0"
Fitted with a range of eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Space and connection for electric cooker with extractor hood over. Space and plumbing for washing machine. Window to the rear garden. Doors leading to the living room and conservatory.

Living Room
18'11" x 10'8"
Spacious, light living room with a large bay window to the side aspect. Radiators. Sliding glazed doors leading to the conservatory. Doors leading to the kitchen and entrance hall.

Conservatory
17'4" x 8'10"
Fabulous conservatory with views over the rear garden. LVT wood effect flooring. Two sets of french doors leading to the rear garden. Sliding glazed doors leading to the living room and door to the kitchen.

Bedroom 1
10'9" x 10'3"
Spacious bedroom with built-in wardrobes and vanity unit. Window to the front aspect. Radiator. Door leading to the entrance hall.

Bedroom 2
10'1" x 9'2"
Spacious bedroom with window to the front aspect. Radiator. Door leading to the entrance hall.

Wet Room
7'1" x 5'6"
Modern wet room with white suite comprising low level WC, pedestal handbasin and wall mounted electric shower. Attractively tiled. Obscured window. Door leading to the entrance hall.

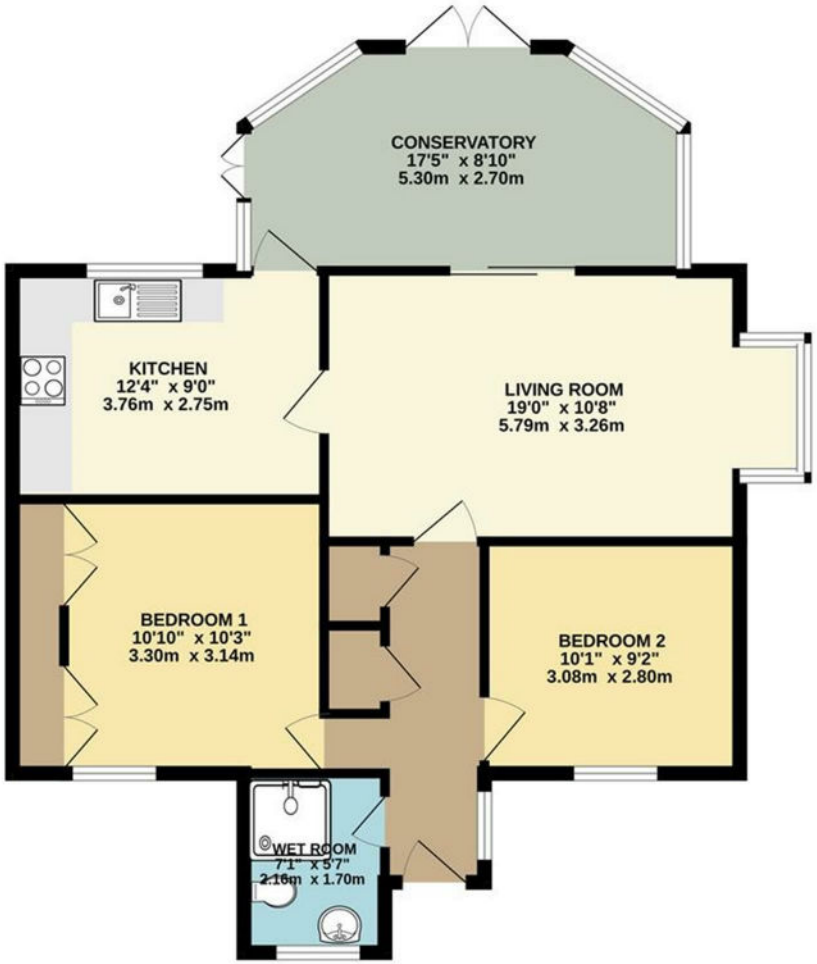
Outside - Front
Planted beds with pathway leading to the open front porch. Access gate to the rear, Driveway, providing off road parking, leading to the garage.

Outside - Rear
Block paved terrace to the rear of the house with two sets of french doors leading to the conservatory. Laid to gravel bed beyond with some attractive shrub and tree planting with lovely views over the surrounding countryside.

PROPERTY INFORMATION
EPC - D
Tenure - Freehold
Council Tax Band - C (East Cambs)
Property Type - Detached Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 62 SQM
Parking – Driveway & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Oil
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location
Haddenham is a historic village and civil parish located in Cambridgeshire, England, situated south of Ely (approx. 13km) and approx. 24 km from the City Cambridge. It is known for its historic buildings, conservation rea, and strong community feel. The village offers a range of local pubs, a butchers, and a village shop with lovely surrounding countyside.

GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.

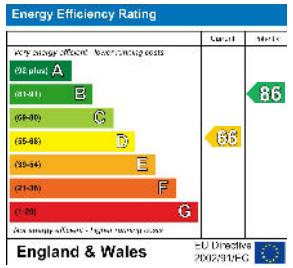


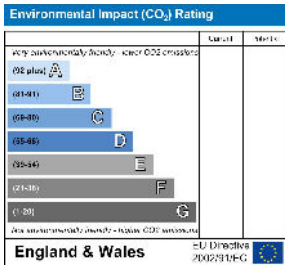
TOTAL FLOOR AREA : 781 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 operability or efficiency can be given.
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- **Delightful Detached Bungalow**
- **Fitted Kitchen**
- **Spacious Living Room**
- **Large Conservatory**
- **Two Bedrooms**
- **Modern Wet Room**
- **Charming Rear Garden**
- **Driveway & Garage**
- **NO CHAIN**
- **Viewing Highly Recommended**







This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.


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