



HARVEY ROBINSON

Offers In Excess Of
£525,000

78 Falcon Drive
Hartford, PE29 1LP

Harvey Robinson are delighted to bring to market this well presented Four Bedroom Detached Family Home in the sought after area of 'The Bird Estate' in Hartford, Huntingdon. Offering in excess of 1,900sq ft of spacious accommodation throughout comprising of entrance hall, cloakroom, home office/study, 18ft lounge with bay window, opening up to a separate dining room & a beautiful sun room, 20ft kitchen/breakfast room with a separate utility room. The first floor benefits four double bedrooms, one of which has its own ensuite shower room. Outside, the property offers an enclosed rear garden, a double detached garage and ample off road parking. Other benefits include UPVC double glazing, gas central heating and solar panels. This property is a must see to truly appreciate the size and accommodation throughout.

The sought after area of Hartford is located on the edge of central Huntingdon and is popular to a number of different ages due to its amazing transport links and riverside walks. Huntingdon itself is one of Cambridgeshire's best-loved locations. It's famous for being the birthplace of Oliver Cromwell, and there are several historic buildings in and around the town, which give it plenty of character. In the town itself, you'll find many familiar High Street brands, such as WH Smiths, Boots, TK Maxx and more. There are also some great pubs and restaurants located in the town as well as large supermarkets M&S and Sainsburys. Towerfields, Huntingdon is located 1.5 miles from the property and offers leisure facilities, gym and further restaurants and fast food facilities. Huntingdon's Train Station which provides a fast track service into London's King Cross within the hour. Huntingdon's Bus Station is also within less than 2 miles of the property which offers a guided bus service into Cambridge City Centre. Major Road links A1 & A14 are both within easy access.

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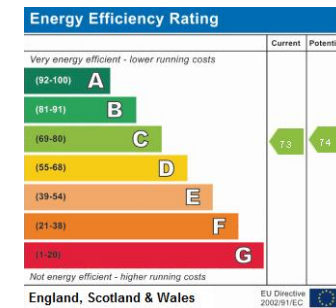
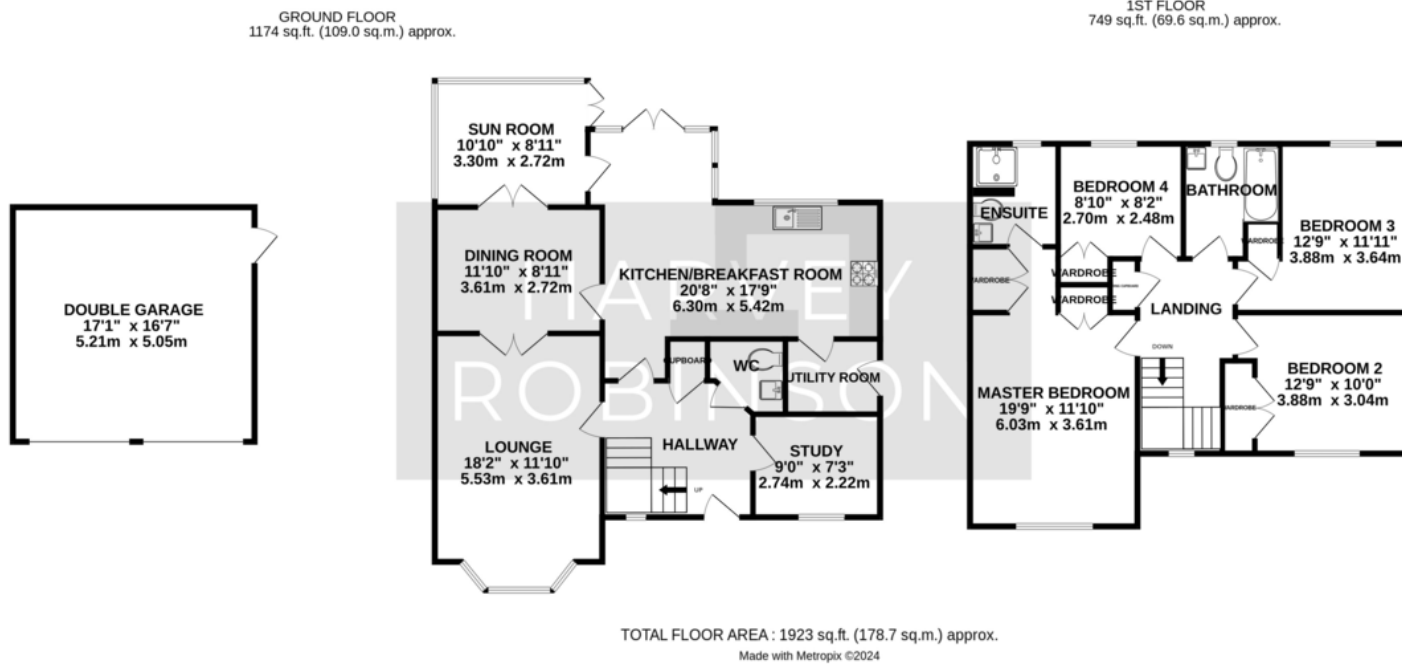
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FAQs

Tenure: Freehold
 Council Tax Band: F
 Age of Property: 1999
 Rear Garden Aspect: South facing
 Water Meter: Yes
 Age of Boiler: 2014, serviced
 Age of Conservatory: Approx. 5 years old
 Loft: Boarded with light & ladder
 What3Words Location: ///paces.edits.whom



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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