



HARVEY ROBINSON

£585,000  
33 Scholars Avenue  
Hinchingsbrooke, PE29 6GP

Harvey Robinson Estate Agents are thrilled to present this spacious four-bedroom detached family home in the highly sought-after Hinchingsbrooke area of Huntingdon. Boasting over 1,500 sq ft of accommodation (including the garage), this impressive property features an entrance hall, cloakroom, home office/study, a refitted kitchen/diner with a separate utility room, and a lounge on the ground floor. Upstairs, you will find four bedrooms, including a master bedroom with a lovely dressing room and a fully refitted modern ensuite shower room, alongside a family bathroom. Two French doors from the lounge and dining room open onto a private wrap-around garden, providing great outdoor space. The property also offers ample off-road parking for approximately six vehicles and includes a double garage with side access to the rear garden. Additionally, planning permission (Ref. No: 16/01800/HHFUL) has been granted for converting the double garage into a large lounge, adding another garage beside the current lounge, and extending the bedroom space above the current garage.

Hinchingsbrooke is one of the most sought after locations in Huntingdon as it has something for all ages. Hinchingsbrooke Country Park is located within walking distance which covers 150 acres of open grasslands, mature woodland and lakes. It is a great place to visit for families, nature spotters, dog walkers and those who wish to enjoy the great outdoors. There is a mix of play areas, a cafe, hard-surfaced and muddy paths, secluded woodlands and wildflower meadows all within a short walk.

The property is ideal for commuters as it's within a very short walk to Huntingdon's Main Line Station which provides an easy fast track service into London's Kings Cross within the hour. Major road links A1(M) & A14 are on your door step also.

Huntingdon's Town Centre is located also within a short walk of Hinchingsbrooke which has a number of great local amenities and riverside walks. In the town itself, you'll find many familiar High Street brands, such as Marks and Spencer's, WH Smiths, Boots, TK Maxx and more. There are also some great pubs and restaurants in the town in particular The Restaurant and Wine Shop at the Old Bridge Hotel is well worth a visit.

Primary School Catchment, Cromwell Academy and Hinchingsbrooke Secondary School are highly rated schools within Huntingdon and are both within walking distance.

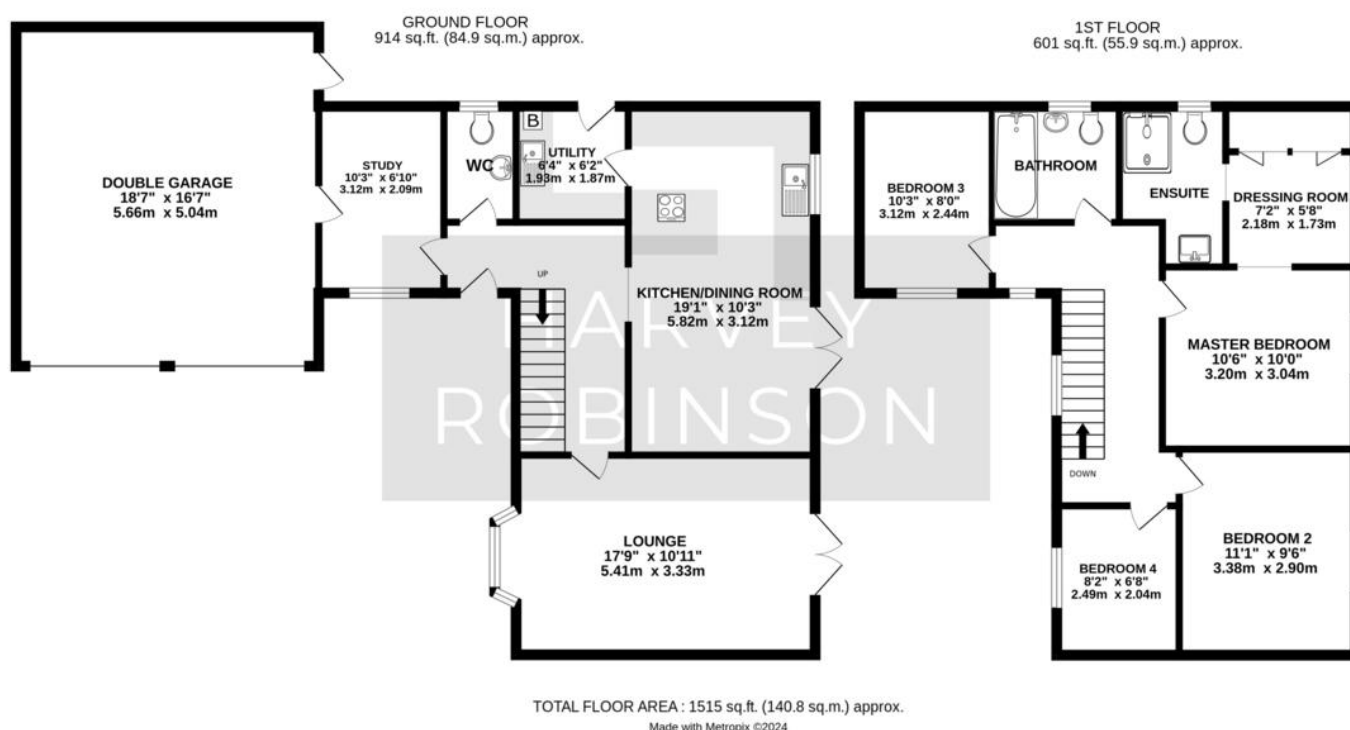


### FAQs

Tenure: Freehold  
 Council Tax Band: E  
 Age of Property: 1997  
 Vendors Onward Chain: No chain  
 Water Meter: Yes  
 Loft: Boarded  
 Rear Garden Aspect: South  
 Primary School Catchment: Cromwell Academy  
 Secondary School Catchment: Hinchingsbrooke  
 What3Words Location: [///research.lashed.calendars](https://www.what3words.com/research.lashed.calendars)

Agent Note: The sellers have previously had planning permission granted on the property under Ref. No: 16/01800/HHFUL to convert the double garage into a large lounge, add another garage on the side of the current lounge & extend the bedroom space above the current garage.

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



HARVEY ROBINSON

#### OFFICE ADDRESS

91 High Street, Huntingdon,  
 Cambridgeshire, PE29 3DP

#### CONTACT

01480 454040  
[huntingdon@harveyrobinson.co.uk](mailto:huntingdon@harveyrobinson.co.uk)  
[www.harveyrobinson.co.uk](http://www.harveyrobinson.co.uk)