

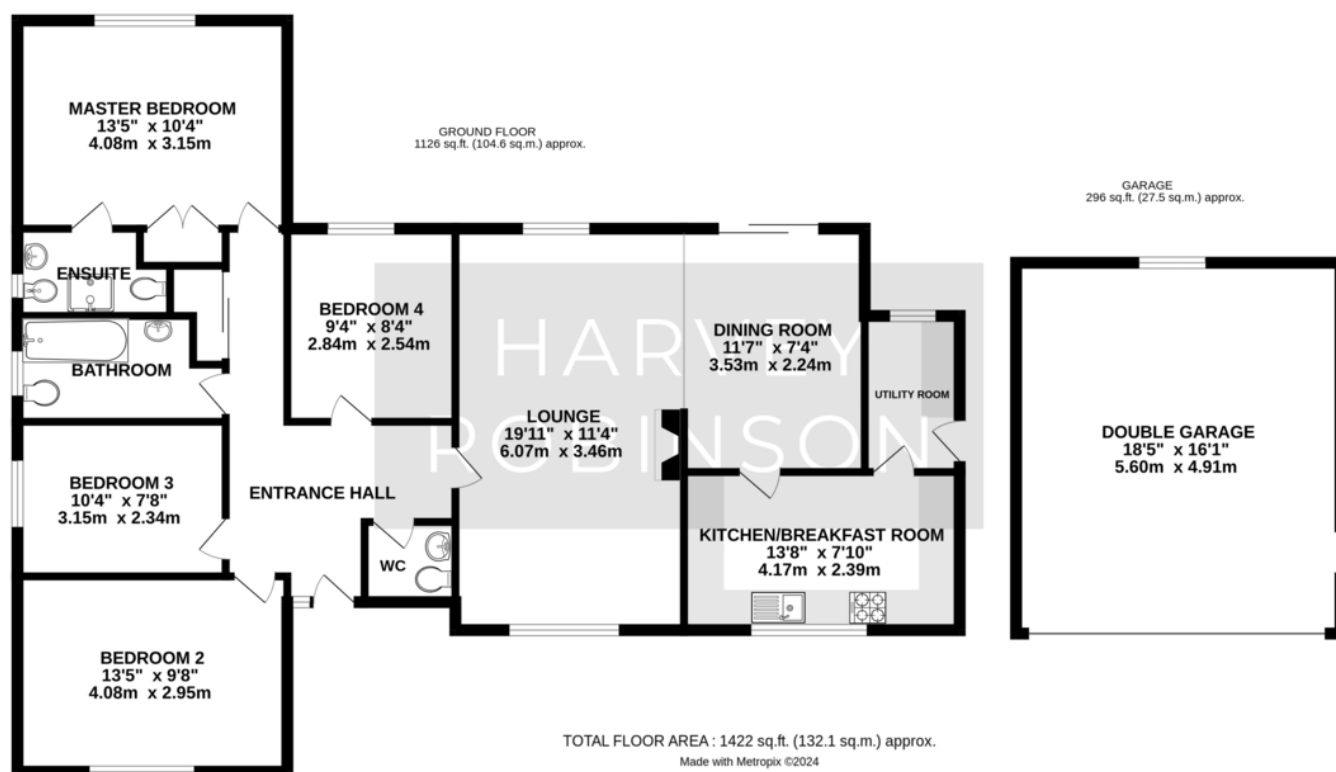


HARVEY ROBINSON

£575,000
7 Cranfield Way
Brampton, PE28 4QZ

Harvey Robinson Estate Agents in Huntingdon are delighted to present this stunning four-bedroom detached bungalow, located in the highly sought-after village of Brampton. Tucked away at the end of a quiet cul-de-sac in a non-estate setting, this property is truly a must-see to appreciate. Upon entering, you are welcomed by an entrance hall and a convenient cloakroom. The spacious 20ft open-plan lounge flows seamlessly into the dining room. The refitted kitchen/breakfast room is complemented by a convenient separate utility room. The bungalow offers four well-appointed bedrooms, with the master bedroom offering its own ensuite wet room. Additionally, there is a family bathroom. Situated on a generous 0.19-acre plot, the property features a mature rear garden, off-road parking at the front, and a double garage with electric doors. This exceptional property must be viewed to be fully appreciated. Located on the edges of Huntingdon, Brampton is a popular village that has a lot to offer people of all ages. Whether you work in and around London or Cambridge and want an escape from the bustle of city life or would prefer to live in a village that has all of the day-to-day amenities you will ever need, Brampton would be the perfect place to move to. There are some lovely scenic locations to explore in and around Brampton including Brampton Wood Nature Reserve which is the second largest nature reserve in Cambridgeshire covering 132 hectares and providing ample walking and cycle routes with lots of habitat for a variety of wildlife. Hinchingsbrooke Country Park which covers 150 acres of open grasslands, mature woodland and lakes is located at the other end of the Village. It is a great place to visit for families, nature spotters, dog walkers and those who wish to enjoy the great outdoors. The village has excellent local amenities which include a GP surgery, Vets, Dental Practice, two CO-OP stores, golf course, garden centre, two popular pubs both serving food, tea rooms and local shops including a post office, butchers and chemist. Brampton benefits from fantastic transport links via the A14 and A1 as well as being close to the Huntingdon Train Station, there are also regular Buses into Huntingdon with the bus stop being within a few minutes' walk of the property.

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FAQs

- Tenure: Freehold
- Council Tax Band: E
- Vendors Onward Chain: No forward chain
- Primary School Catchment: Brampton
- Secondary School Catchment: Hinchingsbrooke

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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

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