



HARVEY ROBINSON

£525,000  
Flamstead Drive  
Hinchingsbrooke, PE29 6JG

Harvey Robinson Estate Agents in Huntingdon are delighted to bring to market this stunning Four Bedroom Detached Family Home in the highly sought after area of Hinchingsbrooke within Huntingdon. This well presented home comprises entrance hall, cloakroom, home office, 21ft lounge with doors leading to the dining room, conservatory with solid roof & heating and a kitchen/breakfast room with separate utility room all complete the ground floor. Upstairs, you will find three double bedrooms and one large single, a family bathroom as well as the 15ft master bedroom having an ensuite shower room. Outside, the property benefits an enclosed rear garden, front garden with ample off road parking plus a double garage. The property is also offered with no onward chain. 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 walking distance 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 within less than 1 mile 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. Hinchingsbrooke itself, has a convenience store and take away, Grill Istanbul if you were after a midweek treat. Hinchingsbrooke Hospital is located in the heart of Hinchingsbrooke, first opened in 1983 and has many different departments and it's own Costa café.

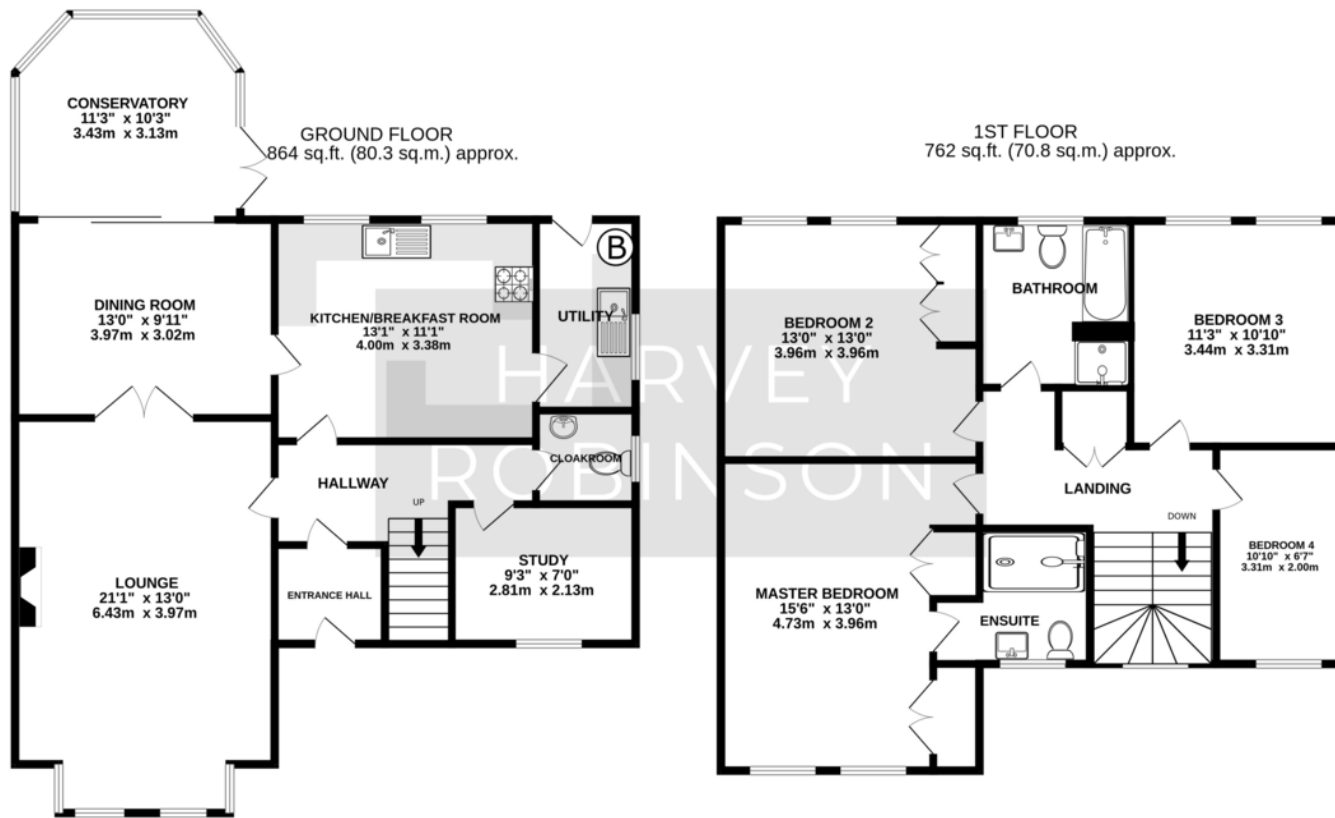
- 4 
- 3 
- 2 





## FAQs

Age of Property: 1999  
 Council Tax Band: F  
 Vendors Onward Movements: No chain  
 Primary School Catchment: Cromwell Park Academy  
 Secondary School Catchment: Hinchingbrooke  
 Water Meter: Yes  
 Age of Boiler: 2022, full service history  
 Loft: Part boarded with light & ladder



TOTAL FLOOR AREA: 1627 sq.ft. (151.1 sq.m.) approx.  
 Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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  
 www.harveyrobinson.co.uk