



HARVEY ROBINSON

£525,000

Gladwin Crescent

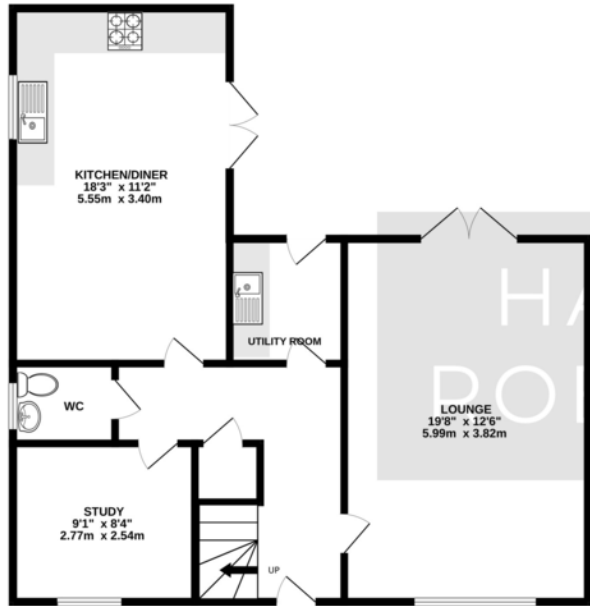
Brampton, PE28 4LL

Harvey Robinson estate agents in Huntingdon are delighted to bring to market this Four Double Bedroom Detached family home on the new Brampton Park area of Brampton. Overlooking a green to the front, this beautiful home is situated in a great position on the estate and must be viewed to truly appreciate. In brief, the property comprises a large entrance hall, a spacious double aspect lounge with French doors leading to the garden, a fully fitted open plan kitchen/diner, a separate convenient utility room, cloakroom and home office/study to the ground floor. Upstairs, you will find four well-appointed bedrooms with the spacious master bedroom having its own ensuite shower room as well as a family bathroom completing the first floor. Outside, there is an enclosed wrap around South facing garden which offers scope for extending if you wished (subject to relevant planning permission). 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. Brampton has a well-regarded primary school and is within catchment for Hinchbrooke Secondary School located in Huntingdon. 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 which has a direct line straight to London Kings Cross & St Pancras, there are also regular Buses into Huntingdon with the bus stop being within a few minutes' walk of the property.

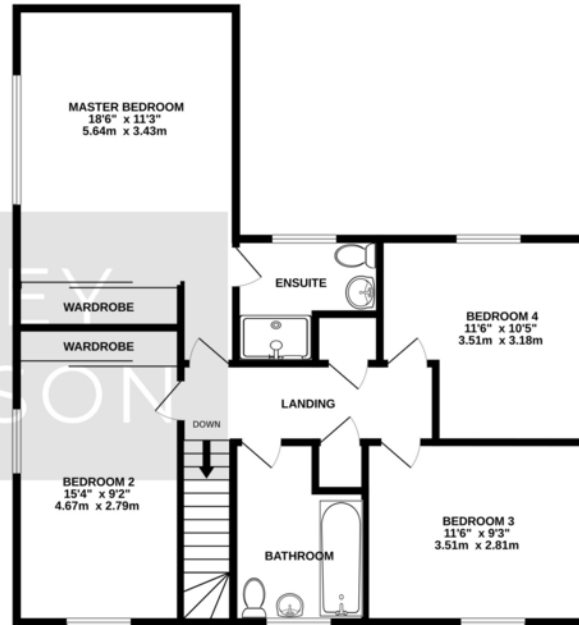




GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 1395 sq.ft. (129.6 sq.m.) approx.
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FAQs

Tenure: Freehold
Council Tax Band: F
Age of Property: 3 years old
Age of Boiler: 3 years old, serviced
Age of Windows: 3 years old
Vendors Onward Movements: Moving closer to family
Primary School Catchment: Brampton
Secondary School Catchment: Hinchingsbrooke
Rear Aspect: South facing
Fixtures & Fittings: Two bedrooms have fully fitted wardrobes.
The fully fitted kitchen includes an integrated dishwasher, fridge/freezer, cooker & hob.

Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92+)		
A		
(91-91)		
B		
(89-80)		
C		
(85-68)		
D		
(55-68)		
E		
(39-54)		
F		
(21-38)		
G		
(1-20)		
<i>Not energy efficient - higher running costs</i>		
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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