



HARVEY ROBINSON

Offers in Excess of
£425,000

Robertson Way
Sapley, PE28 2GG

- Five Bedrooms
- Detached Family Home
- Refitted Open Plan Kitchen/Breakfast Room
- Separate Dining Room

- No Onward Chain
- Two Ensuite Bathrooms
- Top Floor Master Bedroom & Dressing Room
- Double Garage & Parking



PROPERTY SUMMARY

****GUIDE PRICE of £425,000 to £450,000****

Harvey Robinson Estate Agents in Huntingdon are thrilled to present this exceptional five-bedroom detached family home in Sapley, Huntingdon. Offering in excess of 1700 sq ft of versatile living space, this stunning property is perfectly designed to accommodate the needs of a growing family. Upon entering, you're greeted by a spacious and welcoming entrance hall that flows seamlessly into an open dining area, perfect for gatherings. The home boasts a 15ft lounge, a convenient cloakroom, and a beautifully refitted kitchen/breakfast room with an additional utility room. The first floor features two generous double bedrooms, one with its own ensuite shower room, along with two large single bedrooms. The private master suite occupies the top floor, complete with an ensuite shower room and a separate dressing room.



INTRODUCTION

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Upon entering, you're greeted by a spacious and welcoming entrance hall that flows seamlessly into an open dining area, perfect for gatherings. The home boasts a 15ft lounge, a convenient cloakroom, and a beautifully refitted kitchen/breakfast room with an additional utility room.

The first floor features two generous double bedrooms, one with its own ensuite shower room, along with two large single bedrooms. The private master suite occupies the top floor, complete with an ensuite shower room and a separate dressing room.

Outside, the property offers a more private setting on the edge of Sapley, with an enclosed rear garden, a double garage, and additional parking.

This property is a must see to truly appreciate. For further information or to arrange a viewing, please contact our Huntingdon Office.

LOCATION

Located on the edge of central Huntingdon, this property makes it popular with a range of ages and lifestyles. Huntingdon is one of Cambridgeshire's most beloved towns, rich in history and charm as the birthplace of Oliver Cromwell, and home to a number of historic buildings that add unique character to the area.

For shopping and everyday needs, the town centre offers a variety of well-known High Street retailers, including WHSmith, Boots, and TK Maxx, alongside large supermarkets such as M&S and Sainsbury's. Huntingdon also boasts a fantastic selection of pubs and restaurants, catering to all tastes, from cosy locals to upscale dining. Just a few minutes walk you will find Towerfields, Huntingdon provides even more options for leisure, fitness, and dining, cinema, and popular fast-food outlets. The property is exceptionally well-connected for commuters and travellers alike. Located less than two miles from Huntingdon Train Station, you can reach London King's Cross in under an hour. The nearby Huntingdon Bus Station also offers a guided bus service directly to Cambridge City Centre, while major roads like the A1 and A14 provide quick access to surrounding areas. With its riverside walks, excellent transport links, and vibrant community, this property offers the best of Cambridgeshire living, blending modern convenience with a rich local heritage.





FAQS

Tenure: Freehold

Council Tax Band: E

Vendors Onward Movements: No chain

Water Meter: Yes

Loft: Boarded

Boiler: Serviced

Age of Property: 2005

Boundary: Right hand side, left hand shared responsibility



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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British Property Awards 2023 & 2024 – Gold Winner
5.0 Star Google Review Rating





FAQs

Tenure: Freehold

Council Tax Band: E

Vendors Onward Movements: No chain, buying a new house already out of area

Water Meter: Yes

Loft: Boarded, no light or ladder

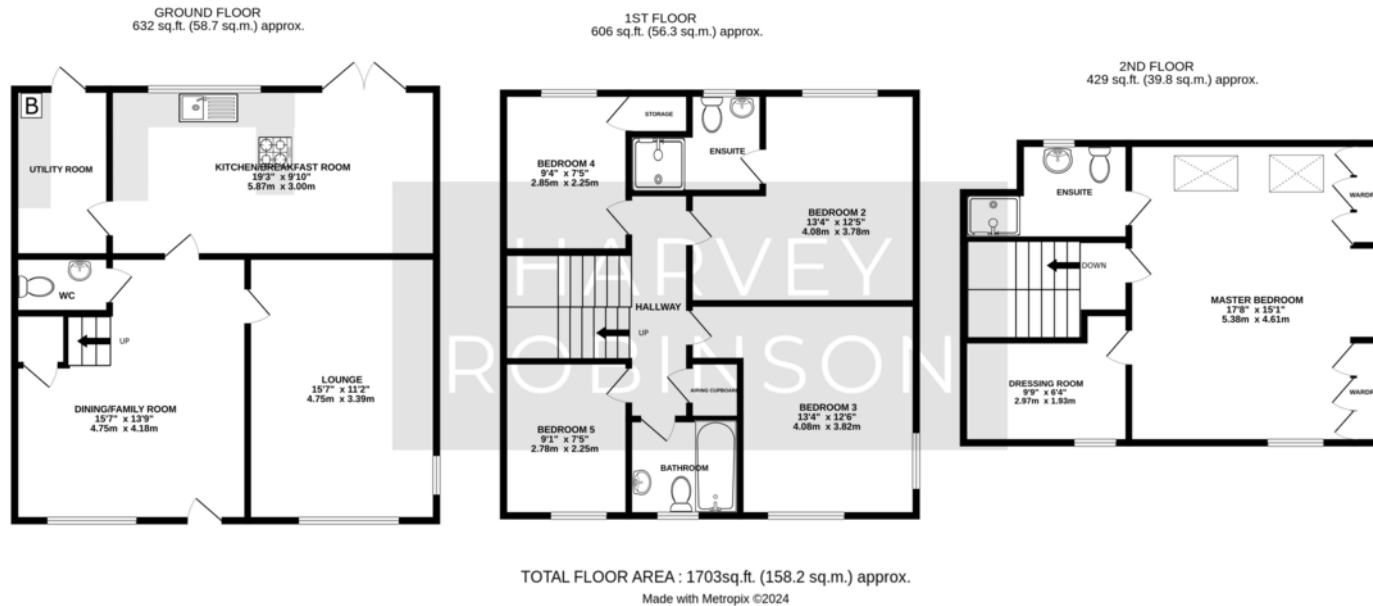
Boiler: Serviced


Age of Property: 2005

Boundary: Right hand side, left hand shared responsibility

Secondary School Catchment: St Peters

F&Fs: Light fittings & blinds, all fitted appliance - free standing f/f can be negotiated.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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