

KATY POORE

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Property Information Report

# Owl Way

Hartford, Huntingdon, PE29

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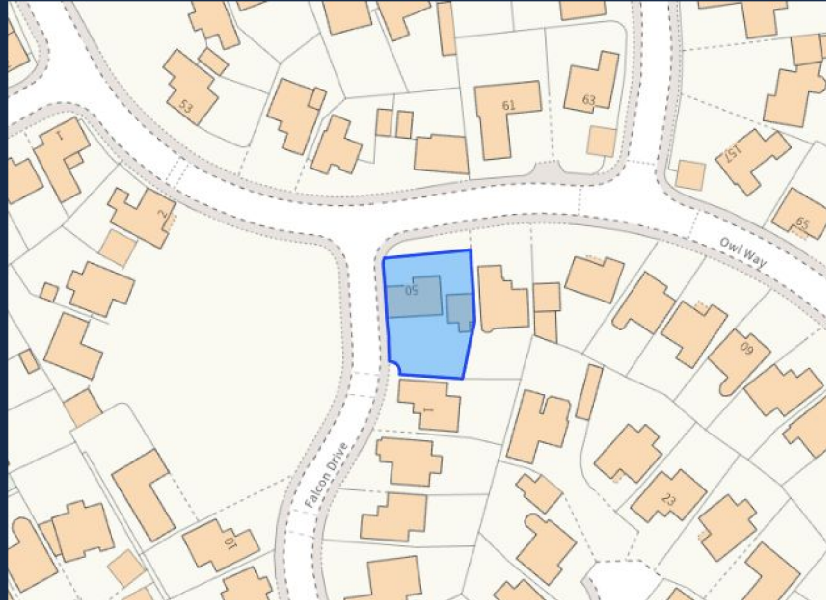
Report compiled

3rd October 2024

# Your Property

## Owl Way

Hartford, Huntingdon, PE29



### Property Details

Type of Home	Detached
Tenure	Freehold
Number of Bedrooms	4 <i>Actual</i>
Title Number	CB165676
Local Authority	Huntingdonshire
Constituency	-
Ward	Huntingdon East
Energy Performance	D
Council Tax	Band F Current Annual Charge – £3,166*

\* May vary slightly for local parish council differences

### Mobile Coverage

EE	Good	O2	Good
Three	Okay	Vodafone	Okay

### Estimated Broadband Speeds

4Mb Basic	55Mb Superfast
1000Mb Ultrafast	1000Mb Overall

### Flood Risk

**Very Low** – Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

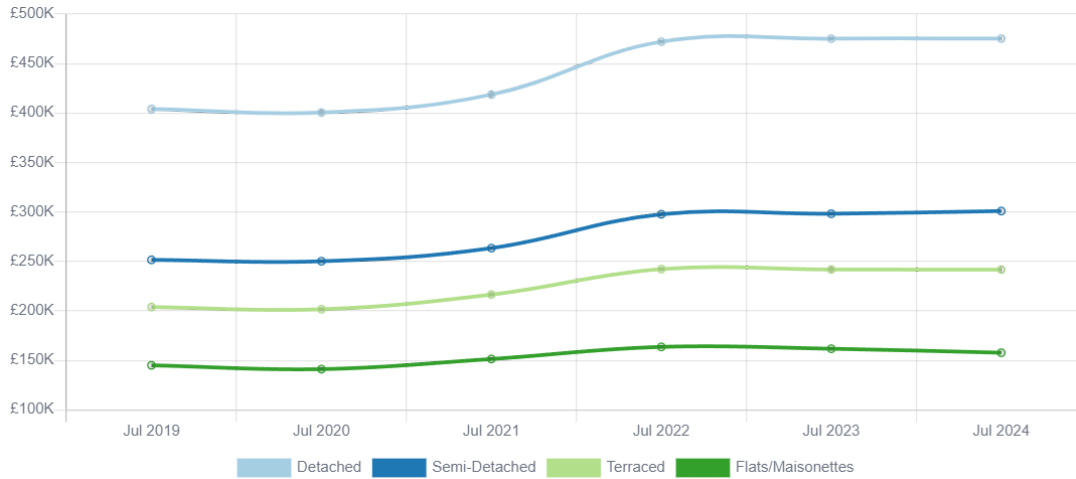
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# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Since Last Sale in 2022



**£424,893**

Average price for a Detached property in PE29

**4,094**

Number of Detached properties in PE29

**£524,743**

Average price for a Detached property in England

**£45,965** ↑ 18%

Average Price Change since 2022

**£71,062** ↑ 18%

Detached Price Change

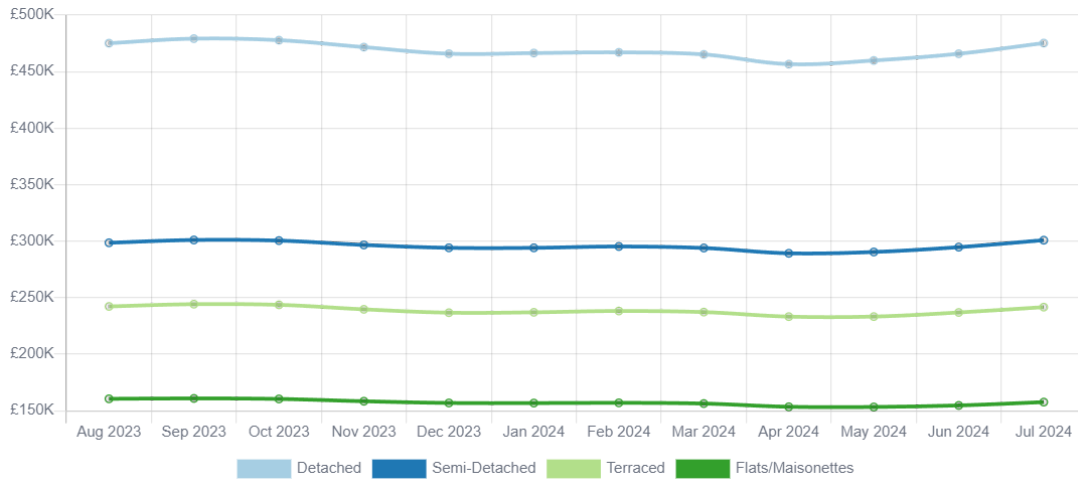
**338**

Number of Detached Transactions

# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



**£298,214**

Average price for property in PE29

**15,740**

Number of properties in PE29

**£377,442**

Average price for a property in England

**£210** → 0%

Average Price Change  
Last 12 Months

**£110** → 0%

Detached Price Change  
Last 12 Months

**68**

Number of Detached Transactions  
Last 12 Months

# Local Sales Activity



Tawny Crescent

**£525,000**  
Offers over

📏 0.17 km

🏠 4 🏠 Detached



Tawny Crescent

**£575,000**  
Offers over

📏 0.19 km

🏠 4 🏠 Detached

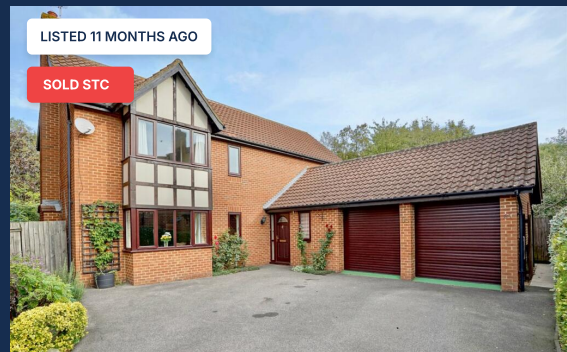


Falcon Drive

**£550,000**  
Offers over

📏 0.20 km

🏠 4 🏠 Detached



Sparrowhawk Way

**£500,000**  
Offers over

📏 0.22 km

🏠 4 🏠 Detached

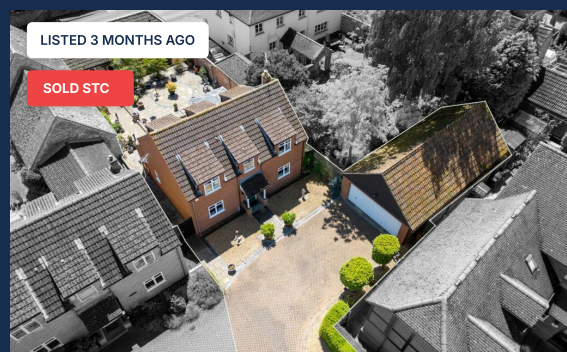


Elizabeth Drive

**£550,000**  
Offers over

📏 0.26 km

🏠 4 🏠 Detached



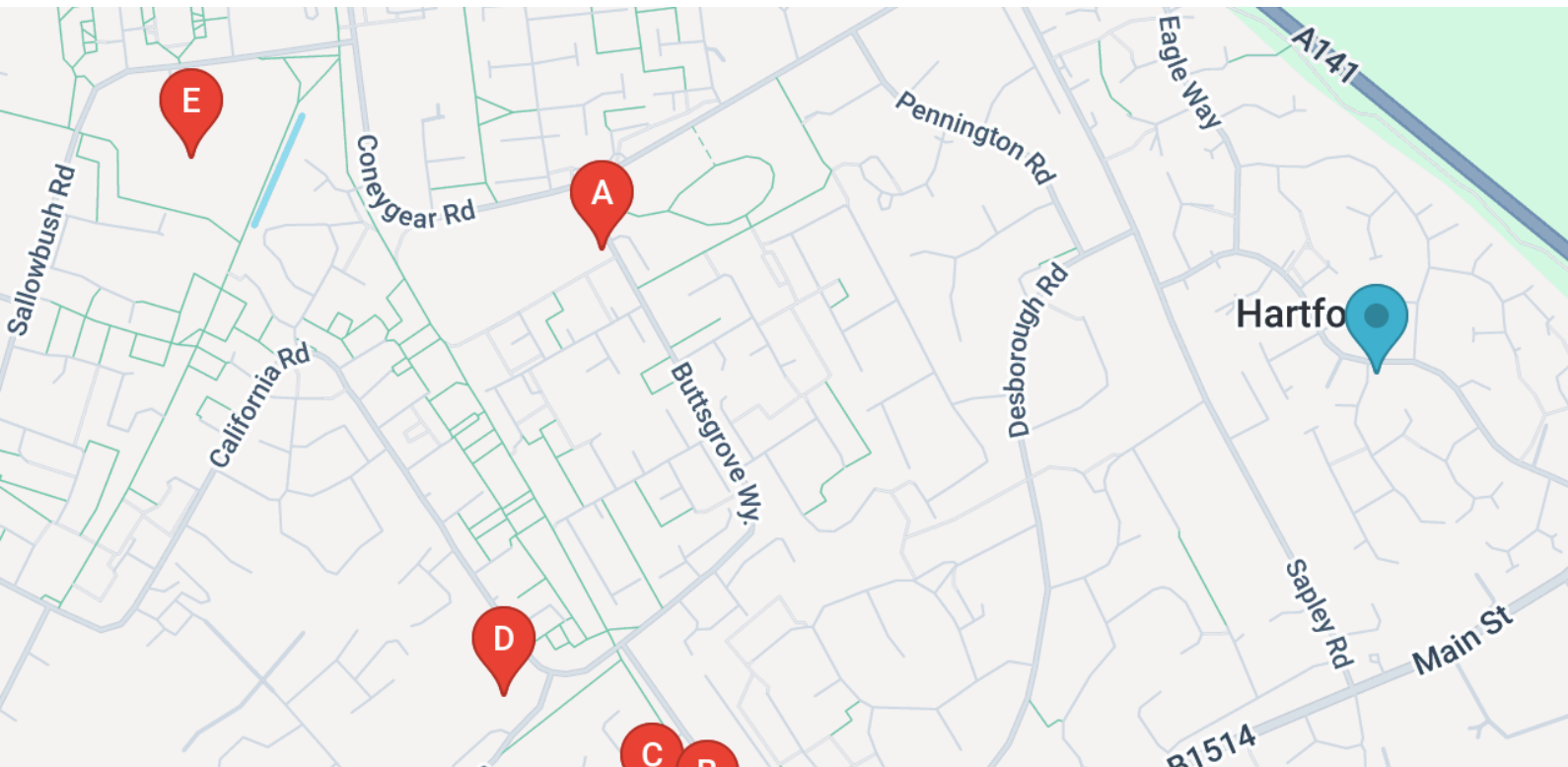
Snowy Way

**£550,000**  
Offers over

📏 0.29 km

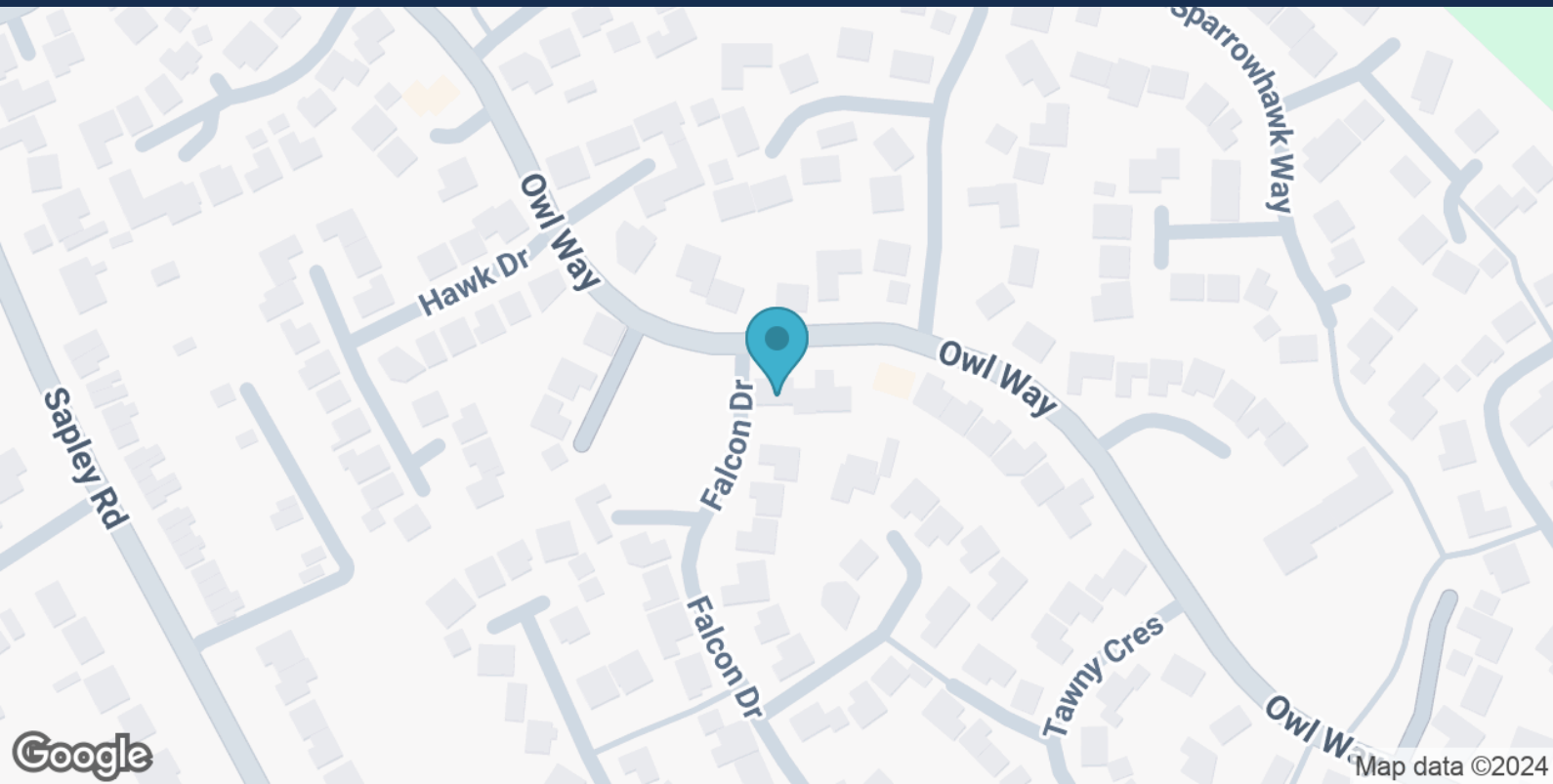
🏠 3 🏠 Detached

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> Thongsley Fields Primary and Nursery School	PE29 1PE	Nursery, Primary	0.93 km	Not rated
<b>B</b> Hartford Infant and Preschool	PE29 1UL	Nursery, Primary	0.96 km	Not rated
<b>C</b> Hartford Junior School	PE29 1UL	Primary	1.01 km	Good
<b>D</b> Spring Common Academy	PE29 1TQ	Special, Nursery	1.11 km	Outstanding
<b>E</b> St John's CofE Primary School	PE29 7LA	Primary	1.43 km	Good

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J13 of A1(M)	7.04 km

## Nearest Train Station \*

NAME	DISTANCE
Huntingdon Rail Station	2.75 km

## Nearby Airports \*

NAME	DISTANCE
Cambridge Airport	26.88 km

\*Details provided by Department for Transport

# Your Agent

## Katy Poore

Owner

### Email Address

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### Mobile Number

07930019620

### Office

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## About Katy Poore

I've been in estate agency for nearly 20 years in the lovely town of St Ives and local villages.

With a humble approach and a focus on integrity, I've built a reputation for delivering great results for my clients.

Feel free to reach out anytime – I'm just a phone call (text or whatsapp whatever you prefer) away and always happy to help!

KATY POORE



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