



HARVEY ROBINSON

Guide Price

£350,000 - £375,000

Home Farm Road

Houghton, PE28 2BN



- Semi Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Two En-Suite Shower Rooms

- Cloakroom and Family Bathroom
- Ample Off Road Parking
- Enclosed Rear Garden with Summer House
- Sought After Village Location



## PROPERTY SUMMARY

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Harvey Robinson Estate Agents are delighted to offer For Sale this well presented semi-detached home in the sought-after village of Houghton. Having been previously extended and further improved by the current owners, this property offers a fantastic amount of versatile accommodation throughout. On entering the property, you are greeted with a light and airy entrance hallway. Directly in front of you, you will find a day room which was once the garage. This room further benefits from an en-suite shower room, meaning the room can be utilised in multiple ways. An updated kitchen providing ample storage can also be found off the entrance hallway, a cloakroom and further storage as well. To the rear of the ground floor there is a impressive 23ft dining room and 20ft lounge with a gas fire and two sets of patio doors allowing this room to flood with light. Upstairs, you will find three well proportioned double bedrooms. The family bathroom has been refitted, and the current owners have added an en-suite shower room to bedroom one. Bedrooms two and three benefit from built in cupboards, and there is a further airing cupboard found on the spacious landing, housing the boiler. The property sits centrally on its plot, with ample off road parking to the front as well as a beautifully kept lawned front garden. The rear garden is well sized with lawn and patio areas and benefits from an AZGARD bike storage shed, garden shed and Summer House perfect for enjoying the warm evenings. Offering in excess of 1200 sq.ft accommodation, this property would make a wonderful family home and viewing is essential to truly appreciate the space on offer. Please contact our St Ives office to arrange your viewing.





## LOCATION & AMENITIES

The National Trust - Houghton Mill and Waterclose Meadows is a short stroll from the property, as is the river Ouse. In the other direction is the cricket pitch, tennis club and Thicket Lane providing excellent picturesque walks which are perfect for dog walkers or ramblers. The pubs are also highly rated by residents, with both the Three Horseshoes and the popular Three Jolly Butchers pub/restaurant within a stones throw of this property, as well as the Ofsted rated "Good" Houghton and Wyton primary school. In nearby St Ives you will find plenty of shops along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. Within half a mile in the opposite direction of town you will find a Morrisons & Lidl supermarket along with various other restaurants. One of St Ives' biggest draws is its proximity to Cambridge as the A1309 provides easy access into the centre of Cambridge in approximately 20 minutes, in addition to the St. Ives Park & Ride terminal providing access via the guided bus. The nearest station is at Huntingdon, which is just a ten minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour.





### FAQ

Postcode for SatNav: PE28 2BN

What3Words: youth.piled.prepare

Tenure: Freehold

Property Owned: 14.5 years

Vendors Onward Movements: Downsizing closer to family

Rear Garden Aspect: Eastly

Rear Garden Boundary: Left hand side. This fence has recently been replaced, with concrete posts added.

Boiler Installed: Circa 2010, with a service history

Lounge Gas Fired Installed: 2015, serviced in line with boiler

EPC: C

Water Meter: Yes, located in front pavement

Loft: Part Boarded, Light and Ladder available

Primary School Catchment: Houghton & Wyton Primary School

Second School Catchment: St Ivo Academy



### GENERAL

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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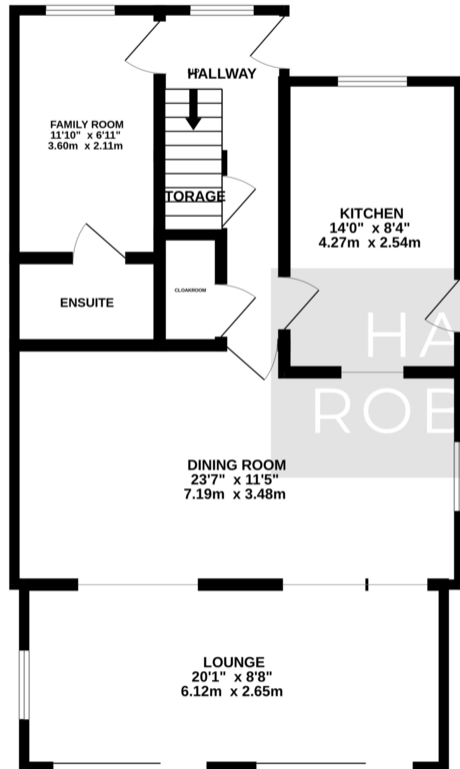
4.9 Star Google Review Rating



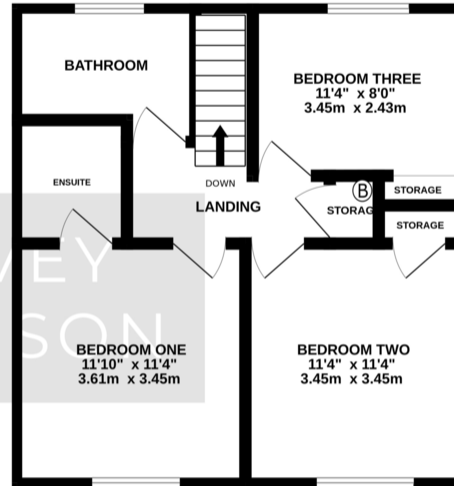




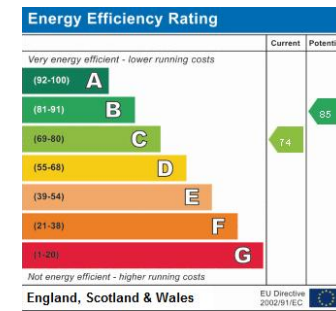
GROUND FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (112.0 sq.m.) approx.  
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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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