



HARVEY ROBINSON

£250,000  
Churchill Avenue  
Wyton, PE28 2HL



- End Terraced Family Home
- Three Bedrooms
- Perfect for First Time Buyers
- Accessible to St Ives and Huntingdon

- West Facing Garden
- Off Road Parking
- Field Views To The Front
- Viewing Highly Recommended



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this well presented and deceptively spacious three-bedroom end of terraced home on the popular Wyton on the Hill Estate. Situated on the edge of the development, the property enjoys impressive field views and a good degree of privacy. Arranged over two floors, the accommodation in brief comprises a light and airy entrance hall, a W/C, a front to back lounge diner with recently refitted French doors providing direct access to the rear garden, an open plan kitchen diner and an extended utility space to the ground floor. Upstairs, there are three generous bedrooms, two with fitted storage, a refitted bathroom and a separate W/C as well as plenty of built-in storage. The rear garden is larger than average and is enclosed and mainly laid to lawn. There is a generous front garden and off-road parking for one with plenty of on road parking available as well. Perfect for first time buyers or investors, this property would make an excellent family home. Viewing of this rarely available family home is recommended and can be organised by contacting our St Ives office.



## LOCATION AND AMENITIES

Wyton on the Hill can be found just three miles from Huntingdon town centre in one direction and two miles from St Ives in the other. With a small population of just 1400 residents, Wyton offers a village-like feel with its own nursery and primary school within walking distance of the property. There is a bus stop for the guided bus on the estate providing direct access to central Cambridge. The nearest train station can be found in Huntingdon which provides direct access to central London in just over an hour. Nearby St Ives has a huge amount to offer homebuyers, including a scenic riverside location, plenty of large family properties, and great local amenities, to name just a few. In St Ives you will find plenty of shops including Waitrose 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 a mile you will also find a Morrisons & Aldi supermarket along with various other restaurants.









## FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 2HL

What3Words Location:reunion.blackbird.unfounded

Current Owners Purchased Property: 2020

Property Build: 1960's

Seller's Onward Movements: Upsizing Locally - Found a property

EPC Rating: TBC

Council Tax Band: B

Rear Garden Boundary: Left and Rear

Rear Garden Aspect: North West

Water Meter: Yes

Boiler Installed: Unknown

UPVC Windows: Installed in 2021

Loft: Part Boarded

School Catchment Areas: Wyton Primary and St Peters Secondary

Estate Maintenance Charge: £40-£50 per month



## 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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For independent whole of market mortgage advice please call the team to book your appointment.

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British Property Awards 2023 & 2024 – Gold Winner

British Property Awards 2024- Silver Winner for the East of England

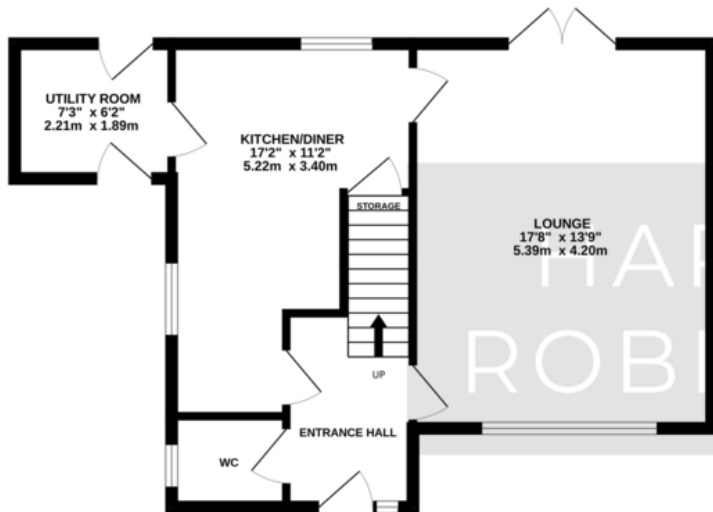
4.9 Star Google Review Rating



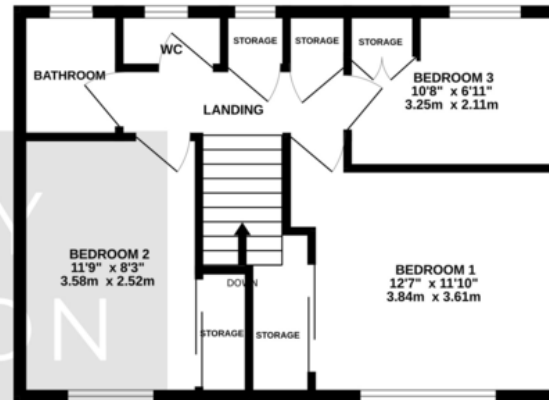




GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 sq.m.) approx.  
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D	67 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

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### OFFICE ADDRESS

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