



HARVEY ROBINSON

£325,000

39 Churchill Avenue

Wyton, PE28 2EG

- Semi-Detached Family Home
- Three Double Bedrooms
- 26ft Lounge Diner
- Downstairs Cloakroom, Utility, and Boot Room

- Renovated Four Piece Family Bathroom
- Rear Facing Kitchen
- Ample Off-Road Parking
- Sought After Village Location



PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this stunning three-bedroom semi-detached property, located in the popular village of Wyton-on-the-Hill. This property has been thoughtfully renovated throughout and would be perfect for a young family, or as an amazing starter home. The ground floor accommodation in brief comprises an entrance hall, downstairs cloakroom, boot room, utility room, lounge, kitchen, and dining room, whilst on the first floor there are three double bedrooms, as well as an en suite to the master bedroom that also benefits from integrated wardrobes, and a renovated four-piece family bathroom suite. The property has been finished to a very high standard throughout, with LVT flooring across the entire downstairs, as well as cohesive tiling throughout the house to bring the interior design together. The lounge features a stunning oak-framed fireplace, and benefits from dual aspect windows at the front of the room, and bifold doors to the rear of the property opening out to the garden from the dining room. Interest on this outstanding property is expected to be very high, so to avoid missing out contact the St Ives to arrange a viewing.



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

Preim Maintenance Charge: £504.78 p/a, £42.06 pcm reviewed annually.

Council Tax Band: B

EPC Rating: C

Current Owners Lived in Property: 2 Years 8 Months

Seller's Onward Movements: Upsizing

Rear Garden Orientation: East

What3Words Location: ///feel.natively.pacemaker

School Catchment Areas: Wyton Primary and St Peters Secondary

Loft: Boarded, Light and Ladder Available



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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Rated Exceptional in Best Estate Agent Guide 2024

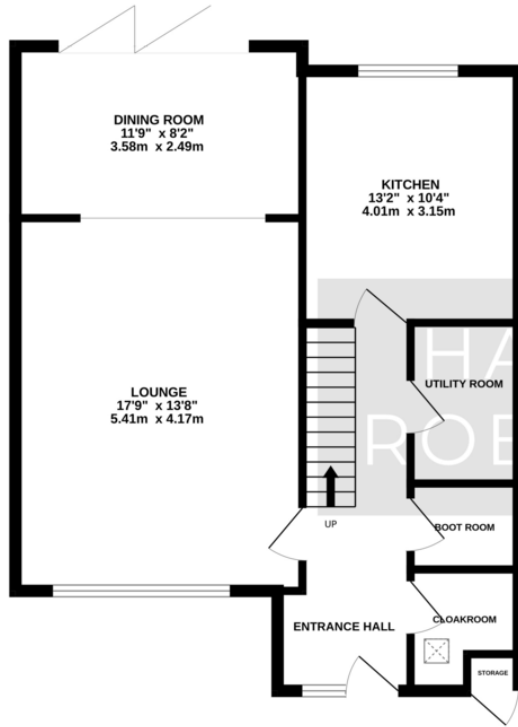
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating

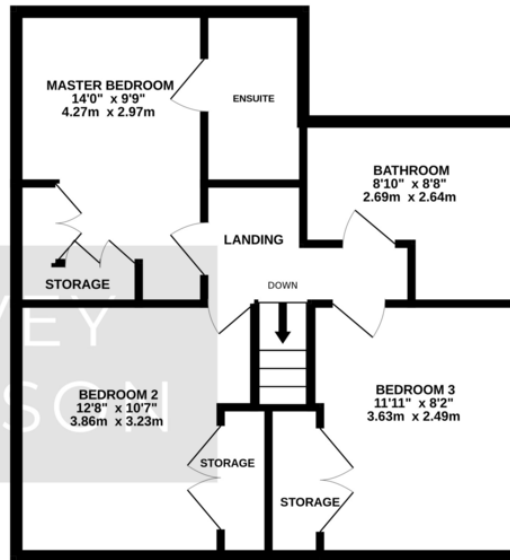




GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.5 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B		
(69-80) C	74	
(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

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