



**23 Eagle Way, Hartford**

In Excess of **£400,000**

 **Oliver James**  
Property Sales & Lettings





## 23 Eagle Way

Hartford, Huntingdon

An established detached home of 1237 sq/ft / 115 sq/metres with double garaging and private garden, tucked away within the popular Birds estate of Hartford. No forward chain.

Council Tax band: E

Tenure: Freehold

- Executive detached home.
- Four bedrooms.
- The Gross Internal Floor Area is approximately 1237 sq/ft / 115 sq/metres.
- En-suite wet room, family bathroom and downstairs cloakroom.
- A good size rear garden offering a fair degree of privacy.
- Double garage with power and lighting.
- Situated within the sought after Birds estate of Hartford.
- Quick access to major road links and 2.6 miles to Huntingdon Train Station.
- The Property is sold with no forward chain.
- EPC: C.





## INTRODUCTION

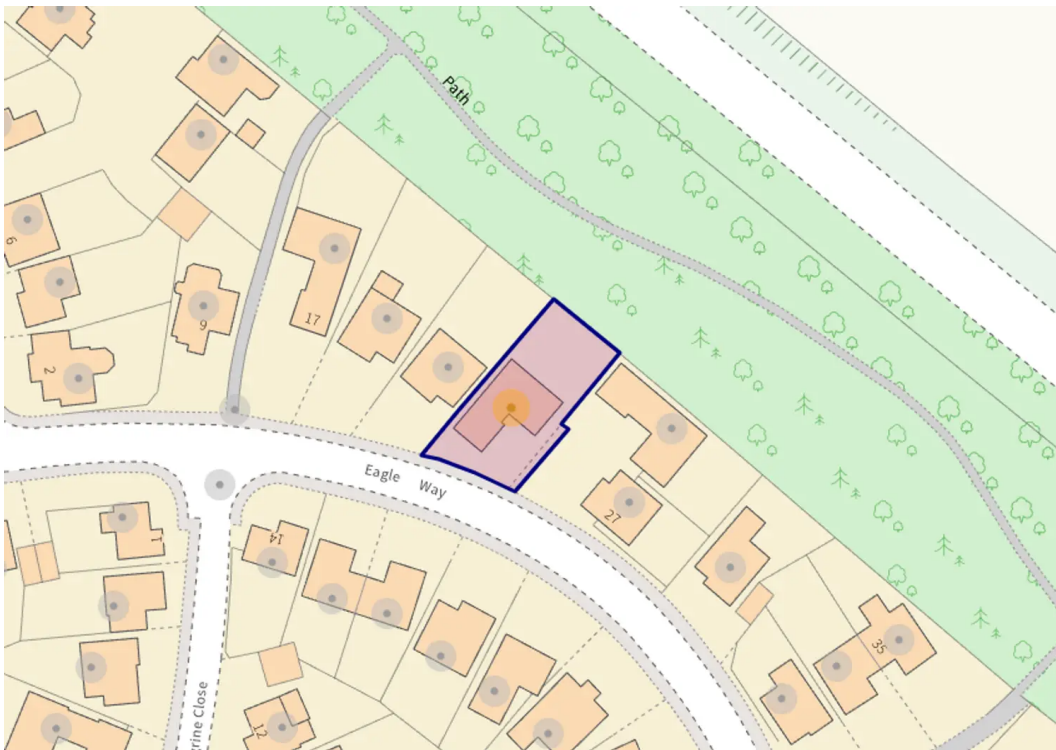
The property is tucked back from the road with a double driveway to the front of the garage providing parking. The entrance hall has a space for coats as well as understairs storage and a downstairs cloakroom. The kitchen is fitted with a contemporary range of cupboard units and enough space for a breakfast table or even a study. There is a further dining room and a large, double aspect, living room with sliding doors into the rear garden. Upstairs are four bedrooms, the principal of which has a refitted wet room and a further family bathroom with electric shower over the bath. Externally to the rear is a garden which offers a fair degree of privacy and a double garage to the front which has potential for conversion to additional accommodation, subject to the relevant consent.

## LOCATION

Well established within the sought after "Birds Estate" of Huntingdon, the property provides easy access onto the A14/A1 road network as well as being within walking distance of a guided bus stop to Cambridge. Schools catering for all age groups, both private and public can be found within a 20 mile radius. Huntingdon itself benefits from a variety of independent shops, larger supermarkets and retail outlets. Within cycling distance, Huntingdon Train Station provides access to London Kings Cross in under an hour.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England, Scotland & Wales EU Directive 2002/91/EC



