



7 Buzzard Close, Hartford
£420,000

 **Oliver James**
Property Sales & Lettings



7 Buzzard Close

Hartford, Huntingdon

A beautifully upgraded 4 bedroom / 2 bathroom home tucked away at the end of a cul-de-sac with driveway parking for three vehicles and west facing garden.

Council Tax band: D

Tenure: Freehold

- Well presented and styled family home.
- Four bedrooms.
- Family bathroom, en-suite shower room and downstairs cloakroom.
- Well positioned within a quiet cul-de-sac within the desired Birds Estate.
- Beautifully refitted kitchen with integrated appliances.
- Part converted garage to utility / storage area.
- Well maintained gardens with a timber summer house.
- West facing rear garden capturing the evening sun.
- Gas fired central heating and UPVC double glazing throughout.
- EPC: C.



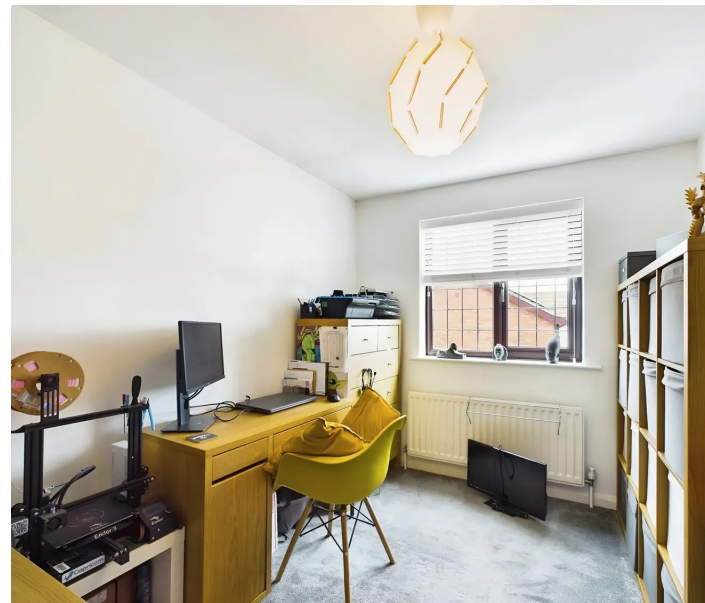


INTRODUCTION

This beautifully maintained and upgraded family home is tucked at the end of a cul-de-sac location with hard standing driveway parking to the front for three vehicles. A real feature of the home is the refitted kitchen with integrated appliances and the large living / dining room to the rear creates a very sociable space for entertaining guests and family life. The garage has been part converted into a utility area but could easily be turned back into a garage, subject to requirements. Upstairs the four bedrooms are well proportioned with the principal bedroom benefiting from an en-suite shower room and there is also a family bathroom. Ideally located in the Birds Estate of Huntingdon, this home presents an opportunity to live in a desired estate yet still close to local amenities, schooling and transport links. **EPC Rating: C**

LOCATION

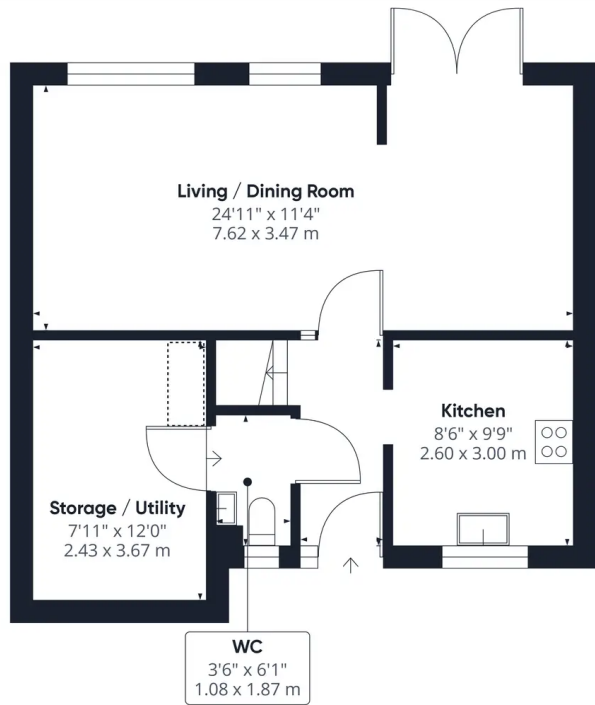
Well established within the sought after "Birds Estate" of Huntingdon, the property provides easy access onto the A14/A1 road network as well as being within walking distance of a guided bus stop to Cambridge. Schools catering for all age groups, both private and public can be found within a 20 mile 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		68	80
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

Oliver James

Approximate total area⁽¹⁾

543.97 ft²
50.54 m²

Reduced headroom

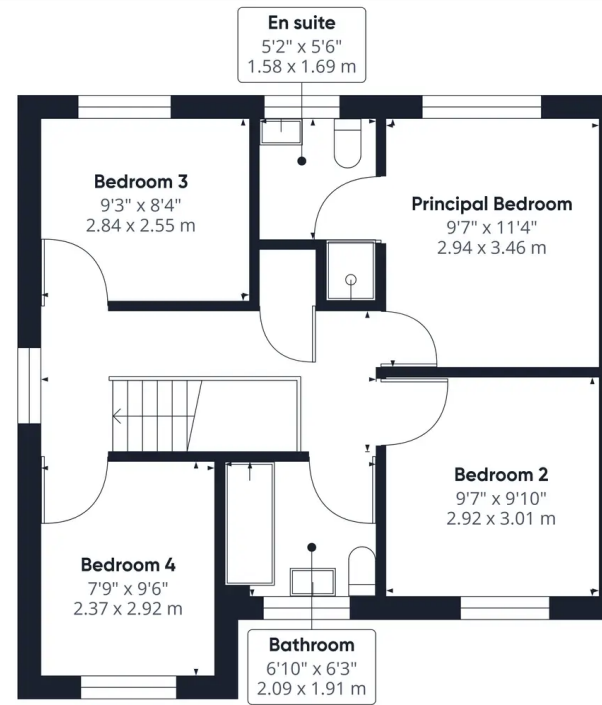
6.27 ft²
0.58 m²

(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.50m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Oliver James

Approximate total area⁽¹⁾

516.45 ft²
47.98 m²

(1) Excluding balconies and terraces

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