



2 Haweswater, Huntingdon

In Excess of £450,000



2 Haweswater

Huntingdon, Huntingdon

An executive, detached, home of 1265 sq/ft / 117 sq/metres in a popular location sitting on a large corner plot of 0.10 acres with detached double garaging.

Council Tax band: E

Tenure: Freehold

- Executive detached family home.
- Four bedrooms.
- The Gross Internal Floor Area is approximately 1345 sq/ft / 125 sq/metres.
- The total plot size is approximately 0.10 acres.
- Detached double garage with power and lighting.
- Popular location within the desired Stukeley Meadows estate of Huntingdon.
- Large corner plot with south / easterly facing rear garden.
- Three reception rooms and separate utility room.
- Close to local schooling, town centre, train station and transport links.
- EPC: C.





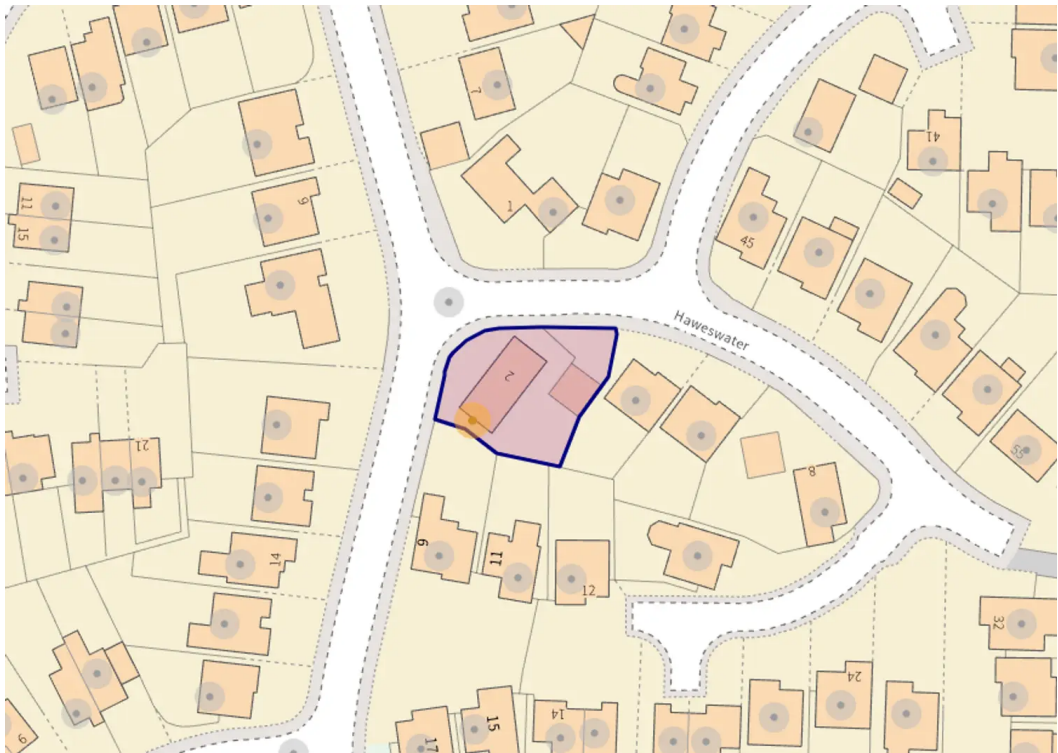
INTRODUCTION

The property sits on a larger than average corner plot of 0.10 acres with the double garaging tucked to the rear with a driveway to the front and access to the south-easterly facing rear garden. The entrance hall has the downstairs cloakroom at the end with a storage cupboard and the living room is dual aspect, with doors to the rear garden. There is also a separate dining room and additional study. The kitchen is well appointed with a modern range of cupboard units and breakfast bar area as well as a functional, separate, utility room with rear access. Upstairs are four bedrooms, the principal two having built in wardrobes as well as an en-suite shower room to the main room and additional family bathroom.

LOCATION

Situated within the highly sought after Stukeley Meadows area of Huntingdon offering quick and easy access to the A1 and A14 Road Networks, providing ready access to major hubs locally & nationally. Stukeley Meadows is situated close to Huntingdon Railway Station, which is accessible via a cycle path, and provides a direct service to London Kings Cross in just 45 minutes. Within the Stukeley Meadows estate is the renowned Stukeley Meadows primary school as well as the local Tesco's Express, larger shops and supermarkets located within the Town Centre, within walking distance.





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		
	70	81
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		
	65	77
England, Scotland & Wales	EU Directive 2002/91/EC	

