



16 The Grove  
Huntingdon, PE29 1YD

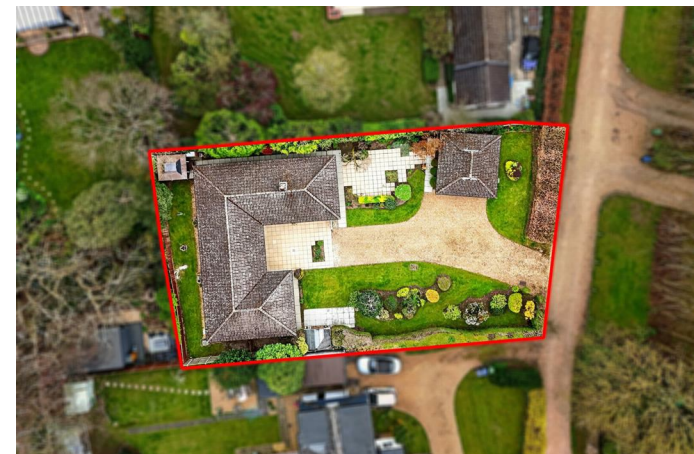


Christie Taylor  
Partnered With  
**Simpsons**  
Property Experts

This rarely available four-bedroom detached bungalow with a double garage sits in one of Hartford's most desirable locations and is offered to the market with no onward chain. Purchased new by the current owners, the property has been well cared for and meticulously maintained, and now presents a wonderful opportunity for a buyer to refresh and update it to modern living standards.

The accommodation is arranged around a bright and welcoming entrance hall, leading to a guest WC and kitchen with a separate utility room. The generous living/dining room enjoys views over the garden and there are four bedrooms, including a principal suite with fitted wardrobes and an en suite shower room, along with a family bathroom.

Outside, the property is approached via a gravel driveway providing parking and access to the double garage. The beautifully tended, mature gardens wrap around the home, offering privacy, colour and year-round interest.

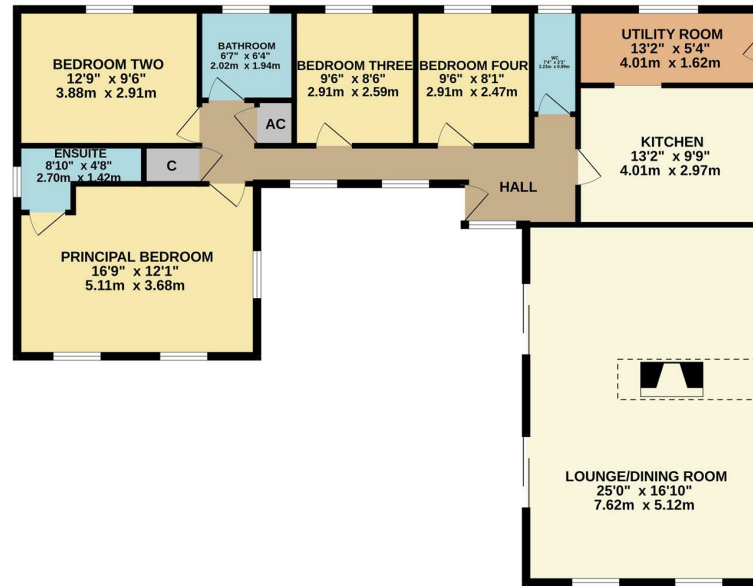


£750,000

 4  2  1



GROUND FLOOR  
1311 sq.ft. (121.8 sq.m.) approx.



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Skirpoon and Partners and is for illustrative purposes and should only be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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