



BEECH CLOSE, WARBOYS, PE28 2TJ

OIEO: £475,000



GAVIN HUMAN

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CAMBRIDGE ESTATE AGENT

This spacious, detached family house has four double bedrooms and is situated on a quiet cul-de-sac on the fringe of the village. Having been redecorated and modernised throughout, any new owner would be able to move straight in without the stress of extra work. In the rear garden, opens view across green fields adds to the tranquility of this delightful home.

Transport connections include Huntingdon rail station and St Ives guided bus service (both approx 8 miles away). These offer trains to London Kings Cross in around 50 minutes and fast bus service to Cambridge. The property is also just a short walk to the nearby shops and local amenities.

**To book your viewing call Gavin Human: 07388 057789.
property@gavinhuman.co.uk**



- Immaculate, detached family home
- Redecorated and modernised throughout
- Three reception rooms
- Four double bedrooms, main with ensuite
- Refitted kitchen and utility room
- Double garage with electric doors
- Field views to the rear
- Quiet cul-de-sac location
- Within walking distance of local shops and amenities



Sitting room



Sitting room

Dining area



Conservatory





Kitchen



Kitchen



Kitchen



Utility Room



Principal bedroom (with en-suite)

En-suite



Principal bedroom (with en-suite)



The large **PRINCIPAL BEDROOM** is a real treat. As well as bespoke fitted wardrobes, there is a refitted **EN-SUITE** with a low-level flush WC, a vanity wash hand basin, a walk-in shower cubicle and fully tiled surround, and double-glazed window to the front. The bedroom also has a window to the front.

BEDROOMS TWO and **THREE** both have fitted wardrobes and views over the rear garden and fields.

BEDROOM FOUR is also a double room and is currently used as an office with a window to the front.



Bedroom 2

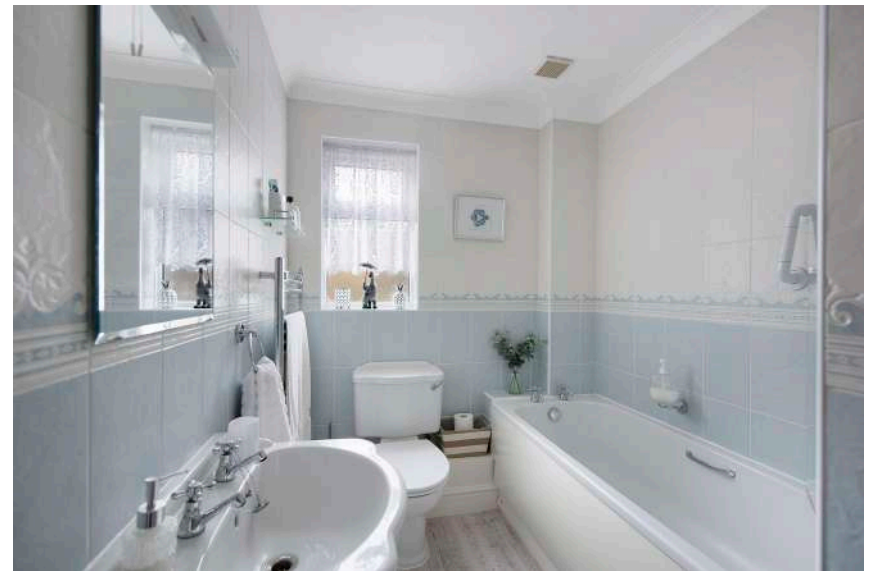


Bedroom 3

First floor landing



Bathroom





To the front you have a double width driveway, a shaped lawn with inset flower bed and footpath giving gated access to the rear garden. The **DOUBLE GARAGE** has two roll up doors, a double cupboard storage space and a door to the rear leading to back garden and kitchen entrance.

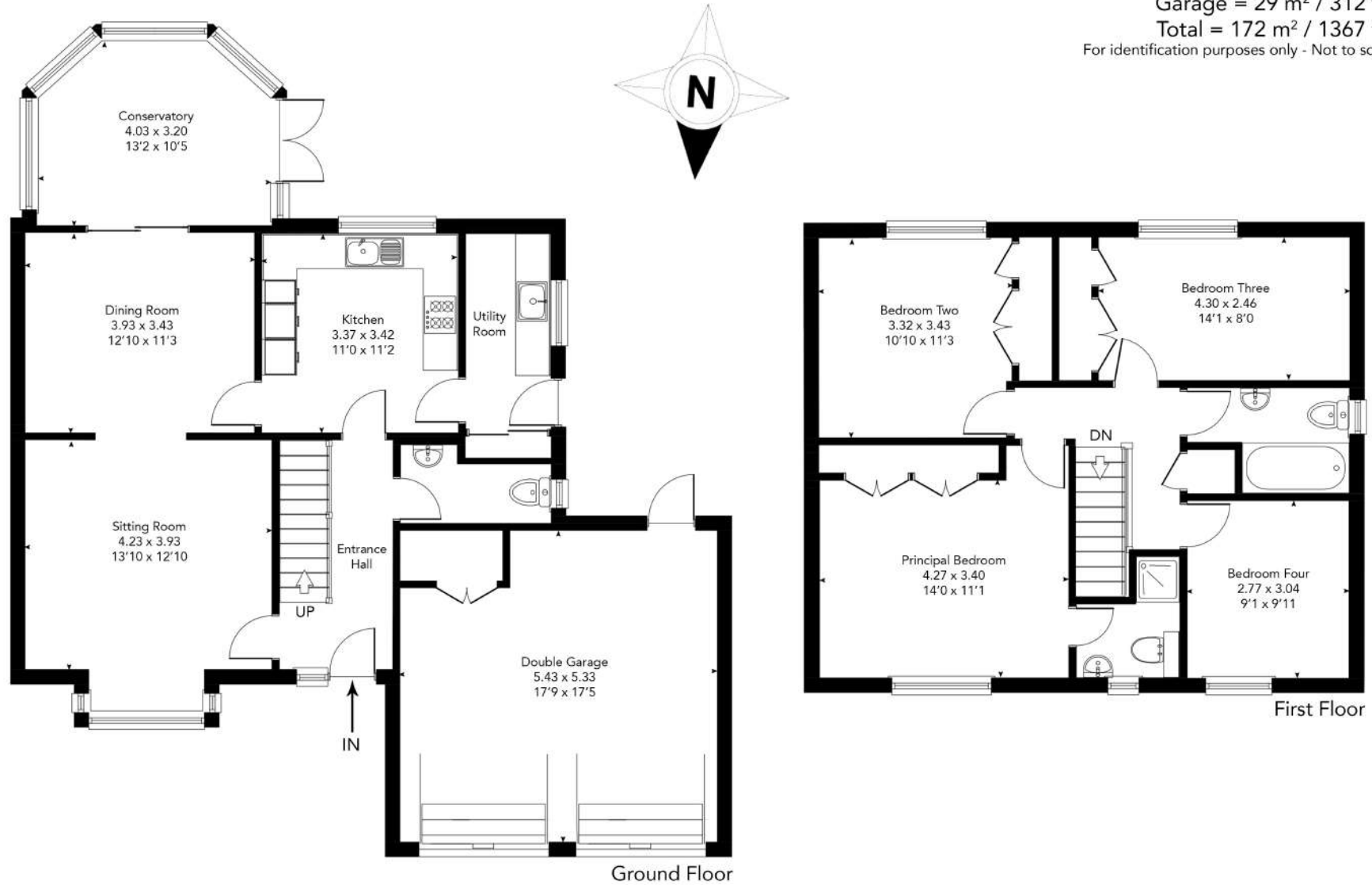
To private rear garden is not directly overlooked and backs onto open fields. There is also a patio directly outside the Conservatory doors and a paved path leads all the way around the rear and side of the house.

Approximate Gross Internal Area = 143 m² / 1539 ft²

Garage = 29 m² / 312 ft²

Total = 172 m² / 1367 ft²

For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Gavin Human - The Cambridge Estate Agent © 2025

KEY INFORMATION

Property Type	Detached House
Bedrooms	Four
Council Tax	Band E
Square footage	1539sqft
EPC Rating	D
Age	1999
Last sold date	2018
Title Number	CB228076
Plot size	0.09 (STS)
Heating	Gas Fired Central Heating
Tenure	Freehold

LOCAL AREA

Local Authority	Huntingdon District Council
Flood Risk River & Seas	Very Low
Flood Risk surface water	Very Low
Conservation Area	No

CONNECTIVITY

Upload	115 mbps
Download	1600 mbps
Full Fibre Available	YES

Cable/Satellite TV availability

BT	Yes
Sky	Yes
Virgin	No

Mobile Signals (based on calls indoors)

EE	Green
3 (Three)	Amber
O2	Green
Vodafone	Amber

- Green Likely to have good coverage.
- Amber You may experience some problems.
- Red You should not expect to receive a signal.

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KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

Huntingdon	6.76 miles
Whittlesea	10.4 miles

Trunk Roads/Motorways

A1(M) J14	7.38miles
A1(M) J13	7.71 miles
A1(M) J15	8.11 miles
M11 J14	13.22 miles

Airports/Helipads

Cambridge airport	17.37 miles
Stansted airport	38.2 miles
Luton airport	38.14miles

TRANSPORT (LOCAL)

Bus stops

Church Road	0.17 miles
Ramsey Road	0.24 miles
High Street	0.24 miles
DeRamsey Court	0.29 miles

SCHOOLS

Primary

Warboys Primary	0.4 miles
Bury CofE Primary	2.82 miles
Upwood Primary	3.1 miles

Secondary

Abbey College	3.27 miles
St Ivo Academy	4.83miles

10 year history of average house prices by property type in CB24

Detached	+83.95%
Semi-Detached	+81.72%
Terraced	+74.33%

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The logo for Gavin Human, featuring the letters 'exp' in a bold, lowercase font with 'UK' in a smaller font to its right.

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KEY INFORMATION

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