



Offers Considered Between £500,000 and £525,000

A well presented detached family home in the well connected village of Fenstanton, within the catchment for Swavesey Village College. The spacious accommodation includes four double bedrooms, three reception rooms, a modern kitchen with matching utility room, cloakroom, and two bathrooms, including an en suite shower and four-piece family bathroom.

Outside, the property benefits from off-road parking, a detached garage, an EV charging point, and a low-maintenance rear garden. A viewing is essential to fully appreciate this ideal home for a growing family.

Fenstanton is a charming Cambridgeshire village with excellent amenities, including a primary school, convenience store, post office, and a popular fish and chip shop. Perfect for families and commuters alike, it offers a short drive to Huntingdon train station with fast trains to London St Pancras in under an hour and excellent road links to Cambridge.

Ground Floor

Entrance Hall

Cloakroom

Study  
2.24m (7'4") x 2.06m (6'9")

Sitting Room  
4.94m (16'2") x 3.99m (13'1")

Kitchen  
3.94m (12'11") x 3.37m (11'1") max

Dining Room  
3.99m (13'1") x 3.48m (11'5")

Utility Room  
2.53m (8'4") x 1.70m (5'7")

First Floor

Landing

Bedroom 1  
4.53m (14'10") x 3.99m (13'1")

En-suite Shower Room

Bedroom 2  
3.31m (10'10") x 2.87m (9'5")

Bedroom 3  
3.89m (12'9") x 3.12m (10'3")

Bedroom 4  
3.35m (11') x 2.21m (7'3")

Bathroom

Outside

The front of the property is laid to lawn. A block paved driveway provides off road parking for two vehicles and leads to a detached garage measuring with an up and over door, power and lighting. The property also benefits from an EV charging point located next to the driveway. Gated side access leads to the fully enclosed and paved rear garden.

Further Information

Tenure: Freehold  
Estate Management Fee: £261.46 pa (this was the amount paid last year)  
EPC Rating: B  
Council Tax Band: E

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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GUIDE PRICE

**£500,000**

**Park Close**

Fenstanton, Cambridgeshire, PE28 9PH



PROPERTY SUMMARY

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