



21 Brookside, Houghton
£280,000



HARVEY
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- Three Bedroom Semi-Detached Home
- Open Plan Kitchen Diner
- Downstairs Cloakroom
- Refitted Family Shower Room
- Three Bedrooms with in-built Storage
- Brick Built Storage Attached to Property
- Private Rear Garden
- In Need of Modernisation Throughout
- Sought After Village Location
- No Forward Chain

FAQ's

Tenure: Freehold

Postcode for SatNav: PE28 2BT

What3Words Location: audible.relaxing.saddens

Property Constructed: 1970's

Council Tax Band: C

EPC Rating: D

Heating Type: Gas Central Heating

Boiler Age: Unknown

Sellers Onward Movements: No Forward Chain

Rear Garden Aspect: East

Primary School Catchment: Houghton Primary

Secondary School Catchment: St Peters Secondary School

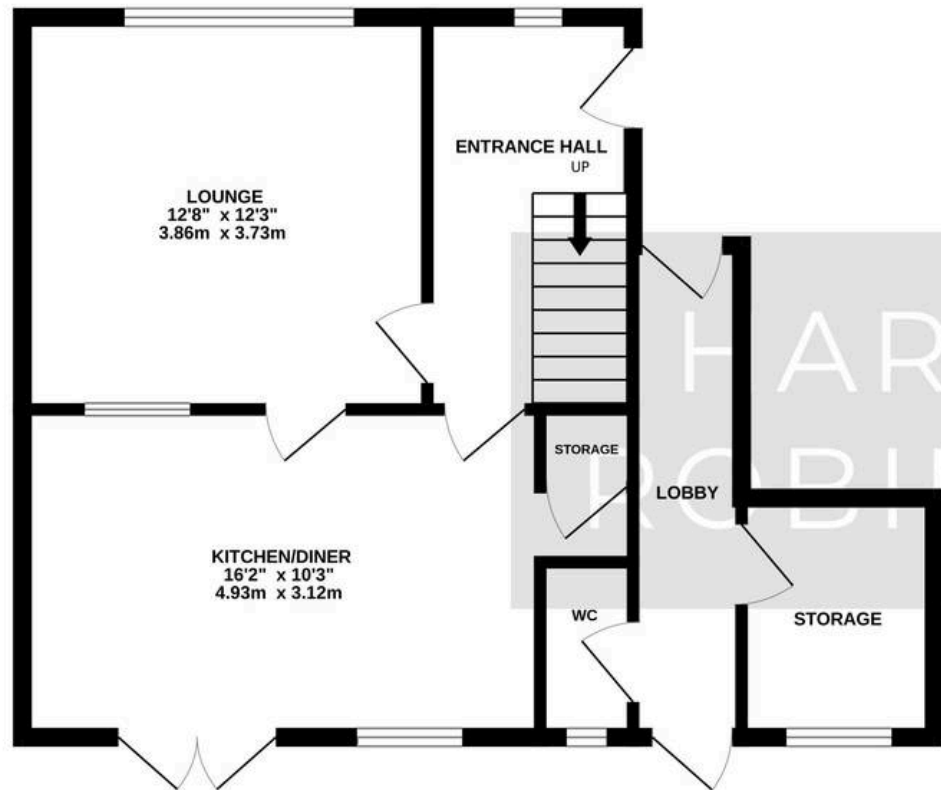


PROPERTY SUMMARY

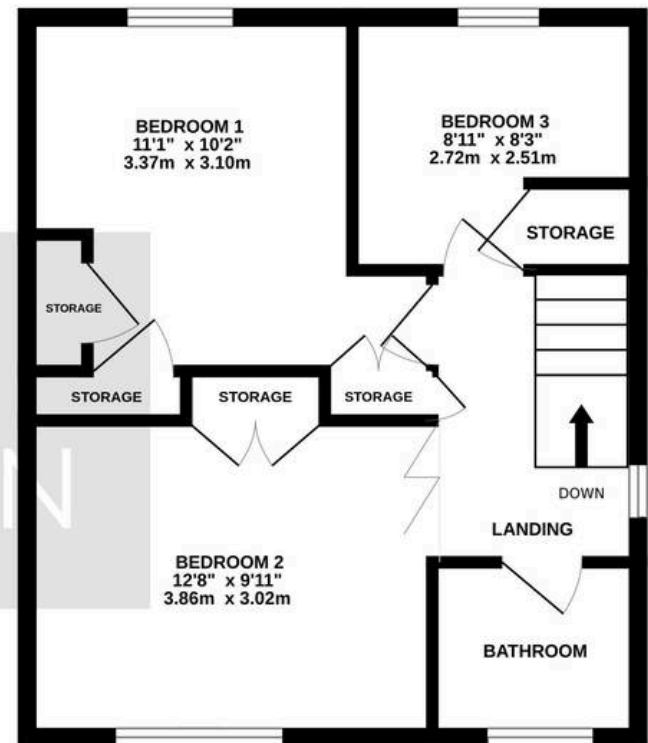
Harvey Robinson Estate Agents are delighted to present for sale with no forward chain this three bedroom semi-detached home, offering an excellent opportunity for buyers seeking a property with potential, set in a highly sought after village location. The accommodation begins with a welcoming entrance hall, which leads into the generous open plan kitchen diner, providing an ideal space for family gatherings and entertaining. The ground floor also benefits from a convenient downstairs cloakroom. Upstairs, you will find three well-proportioned bedrooms, each featuring in-built storage for added practicality. The refitted family shower room is modern and functional, catering to the needs of a busy household. While the property is in need of modernisation throughout, it presents a blank canvas for those looking to create a home tailored to their own tastes and requirements. Additional storage is provided by a brick built storage area attached to the property, offering useful space for bikes, tools or garden equipment. The outside space is equally appealing, with a private rear garden that provides a peaceful setting for outdoor relaxation and activities. The garden is mainly laid to lawn, offering ample space for children to play or for keen gardeners to create their own outdoor retreat. Mature shrubs and fencing provide a good degree of privacy, making it an ideal spot for al fresco dining or summer barbeques. To the front, the property is set back from the road, with a pathway leading to the entrance and mature planting giving a welcoming first impression. The attached brick built storage is easily accessible from the garden, further enhancing the practicality of the outside space. With its generous plot and tranquil village setting, this property offers the perfect balance of indoor and outdoor living, and is ready for a new owner to unlock its full potential. The home is offered with no forward chain, and early viewing is highly recommended to appreciate the scope and charm of this home.



GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.

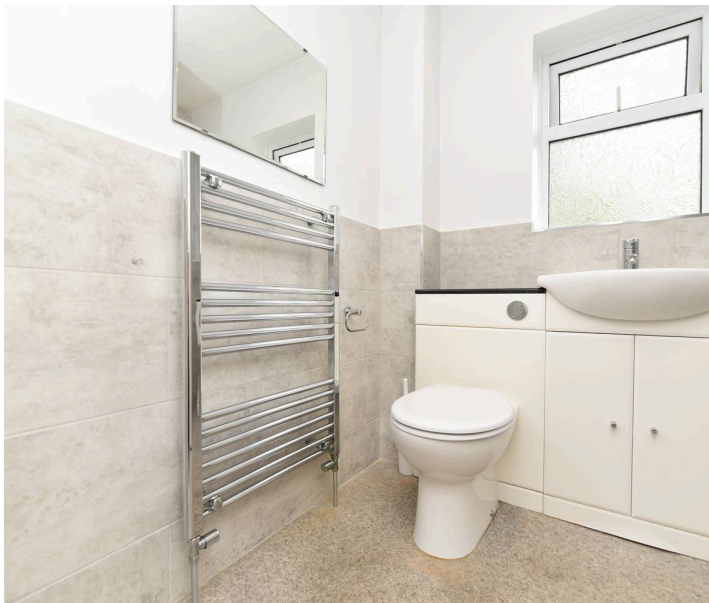


TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.
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LOCATION AND AMENITIES

The National Trust - Houghton Mill and Waterclose Meadows is a short stroll from the property, as is the river Ouse. In the other direction is the cricket pitch, tennis club and Thicket Lane providing excellent picturesque walks which are perfect for dog walkers or ramblers. The pubs are also highly rated by residents, with both the Three Horseshoes and the popular Three Jolly Butchers pub/restaurant within a stones throw of this property, as well as the Ofsted rated "Good" Houghton and Wyton primary school. In nearby St Ives you will find plenty of shops along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. Within half a mile in the opposite direction of town you will find a Morrisons & Lidl supermarket along with various other restaurants. One of St Ives' biggest draws is its proximity to Cambridge as the A1309 provides easy access into the centre of Cambridge in approximately 20 minutes, in addition to the St. Ives Park & Ride terminal providing access via the guided bus. The nearest station is at Huntingdon, which is just a ten minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour.





GENERAL

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact.

Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

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4.9 Star Google Review Rating

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