



Offers In Excess Of
£365,000
18 Wren Close
St. Ives, PE27 5DW

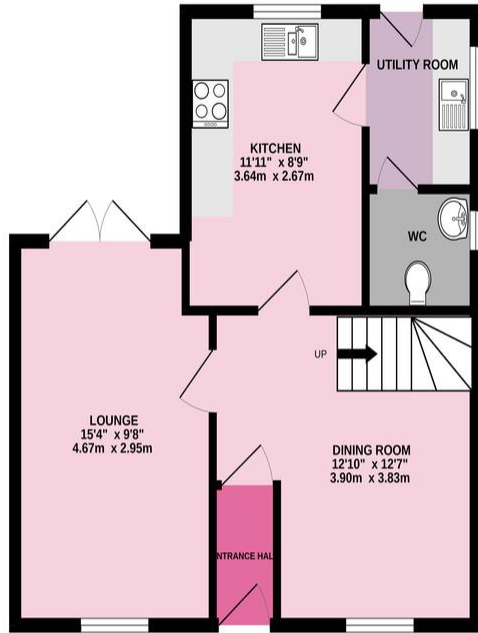
PROPERTY SUMMARY

Harvey Robinson estate agents in St Ives are delighted to offer for sale this spacious and well presented detached three bedroom family home in the heart of St Ives. Constructed in 2012, the property in brief consists of an Entrance Porch, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom and a Lounge with doors accessing the garden to the Ground Floor. Upstairs, Three good-sized Bedrooms can be found with an En-Suite to the Master Bedroom and a Family Bathroom. Outside, the property has a landscaped enclosed rear Garden and off road parking leading to a single Garage. The property is well positioned in close proximity to the Guided Bus providing easy access into Cambridge City Centre within 30 minutes and Huntingdon Train Station which provides a fast track service to London's King Cross within the hour. Within walking distance of the primary school and within catchment of a good secondary school, the property is perfect for a family. The town centre is located within 1 mile of the property which has many amenities to include local restaurants, pubs, convenience stores, leisure centres and many more. Please contact our St Ives Estate Agency office to arrange a viewing.

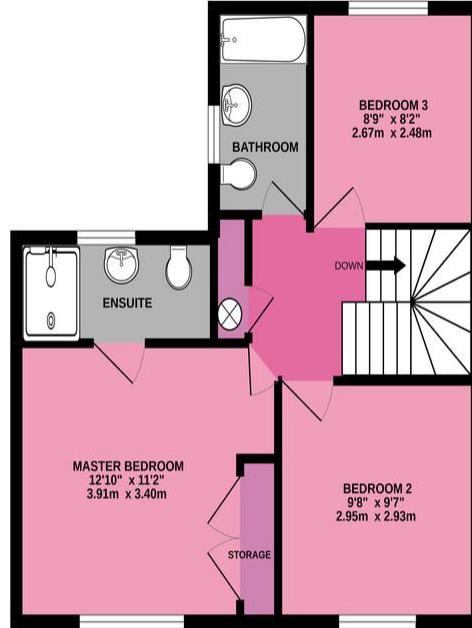




GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.
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FAQs

Property Constructed: 2012

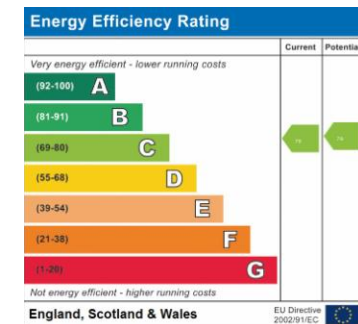
Council Tax Band: D

Vendors onward movements: No forward chain

Primary Catchment Area: Hemingford Grey

Primary School

Secondary Catchment Area: St Ivo School



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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