

A two-story brick house with a brown brick facade and white window frames. The house has a dark brown roof with a chimney and a satellite dish. A black door with a small awning is visible on the right side. The house is surrounded by lush greenery, including a large bush on the left and a tall hedge on the right. A gravel path leads to the front door. The sky is blue with some clouds.

HARVEY ROBINSON

£325,000

Brookside

Houghton, PE28 2BT

- Three Bedrooms
- Semi-Detached
- 16ft Kitchen/Diner
- Cloakroom

- Utility Room
- Re-fitted Bathroom
- Enclosed Rear Garden
- Sought-after Village

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## PROPERTY SUMMARY

Harvey Robinson estate agents in St. Ives are delighted to offer for-sale this three-bedroom semi-detached home located in the highly sought-after village of Houghton. The property is located in a quiet cul-de-sac and benefits from an entrance hall, lounge, re-fitted kitchen/diner, rear hallway, cloakroom, utility room, three bedrooms, a re-fitted family bathroom and a well-maintained rear garden. In recent years the current owners have modernised the property to include a re-fitted kitchen and bathroom, a new flat roof to the side of the property, new windows/fascia's/soffits and a boiler. Please contact our St. Ives estate agent office to arrange a viewing.



## LOCATION AND AMENITIES

The picturesque village of Houghton is one of the most sought-after places to live in Huntingdonshire. There is a popular primary school, a local shop, village pub, tearoom, antiques shop and an art gallery. The National Trust - Houghton Mill and Waterclose Meadows is just a 5-minute walk from the front door, as is the river Ouse, the cricket pitch, tennis club and Thicket Lane that leads to the market town of St Ives. For commuters 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.





## FAQ

Postcode for SatNav: PE28 2BT

What3Words location: ///fermented.spare.stir

Age of property: 1970s

Council Tax: C

Boundary Fences: Rear and right (if standing with your back to the property)

Garden Aspect: West

Primary Catchment: Houghton & Wyton

Secondary Catchment: St Ivo

Water Meter: Yes



## GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

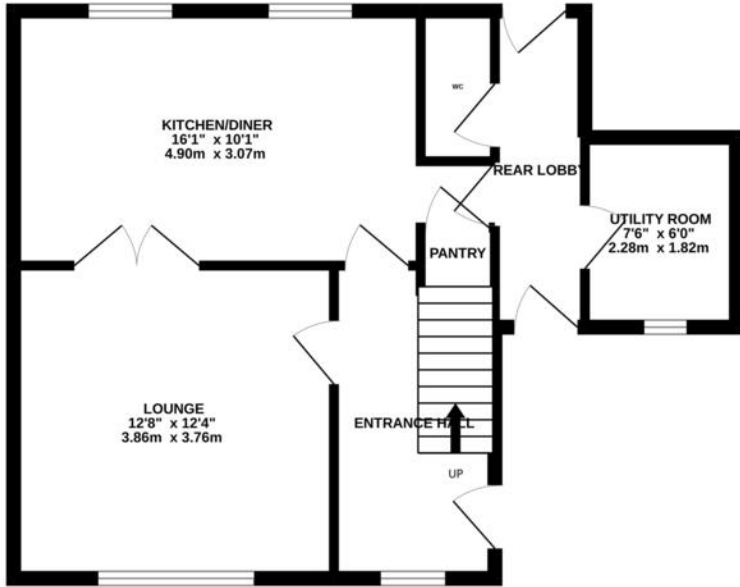
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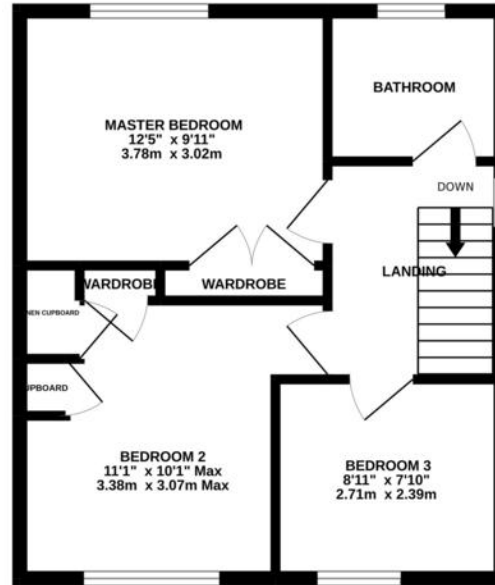
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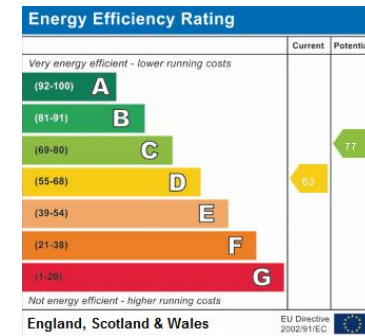
GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.3 sq.m.) approx.  
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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

HARVEY ROBINSON

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