



HARVEY ROBINSON

Offers In Excess Of
£250,000

Bedford Avenue

Wyton On The Hill, PE28 2HJ

- Semi Detached House
- Two Double Bedrooms
- Downstairs Cloakroom
- Large Conservatory

- Outbuilding with Power and Lighting
- Impressive Rear Garden
- Refitted Kitchen Breakfast Room
- Sought After Location

2 
1 
2 



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this spacious and rarely available two bedroom property in the ever-sought after location of Wyton On The Hill. Well-presented throughout and extended to the ground floor, the accommodation in brief consists of a spacious entrance hall, a downstairs cloakroom, a refitted kitchen breakfast room, a front to back lounge diner and an impressive conservatory which offers the versatility of a playroom, home office or further reception space to the ground floor. Upstairs, there are two generous double bedrooms, the master benefitting from dual aspect windows and the second from fitted wardrobes as well as a family bathroom fitted in a three piece suite. Outside, there is ample off road parking to the front of the property suitable for two vehicles as well as a garage en bloc that can be found directly opposite the property. To the rear, there is a larger than average garden which is landscaped and mature. It is mainly laid to lawn with well-established beds and borders. There is a large outbuilding to the rear of the garden with power and lighting which could be used as a working from home space. Viewing of this spacious family home is highly recommended and can be organised by contacting our St Ives office.



LOCATION AND AMENITIES

Wyton on the Hill can be found just three miles from Huntingdon town centre in one direction and two miles from St Ives in the other. With a small population of just 1400 residents, Wyton offers a village like feel with its own nursery and primary school within walking distance of the property. There is a bus stop for the guided bus on the estate providing direct access to central Cambridge. The nearest train station can be found in Huntingdon which provides direct access to central London in just over an hour. Nearby St Ives has a huge amount to offer homebuyers, including a scenic riverside location, plenty of large family properties, and great local amenities, to name just a few. In St Ives you will find plenty of shops including Waitrose 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 a mile you will also find a Morrisons & Aldi supermarket along with various other restaurants.





FAQ'S

Tenure: Freehold

Estate Management Charge: £125.00 per annum

Property Constructed: 1955

Council Tax Band: A

EPC Rating: D

Current Owners Lived in Property: Since 2017

Seller's Onward Movements: Upsizing

Rear Garden Boundaries: Right

Rear Garden Orientation: South West

What3Words Location: severe.terribly.boater

What3Words Garage Location: palaces.doubts.decisions

School Catchment Areas: Wyton Primary and St Peters or St Ivo Secondary School

Water Meter: Yes

Boiler Replaced: 2010

Loft: Boarded, Light and Ladder Available



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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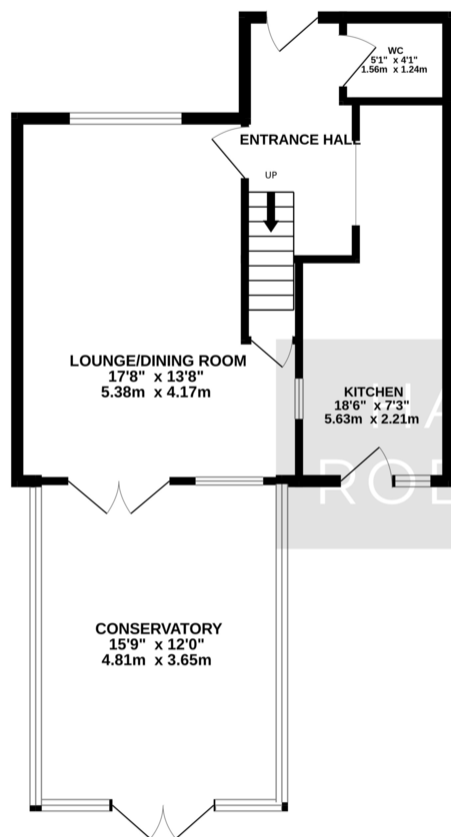
For independent whole of market mortgage advice please call the team to book your appointment.

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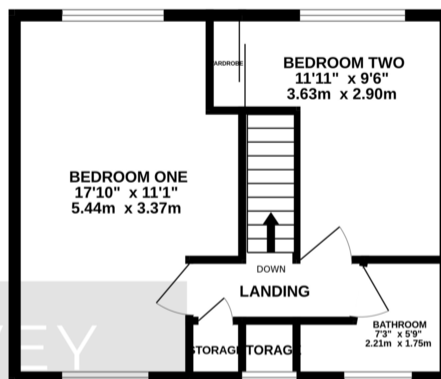




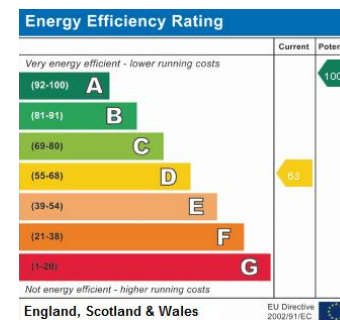
GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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

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