



HARVEY ROBINSON

£475,000

1B Pathfinder Way

Warboys, PE28 2RD

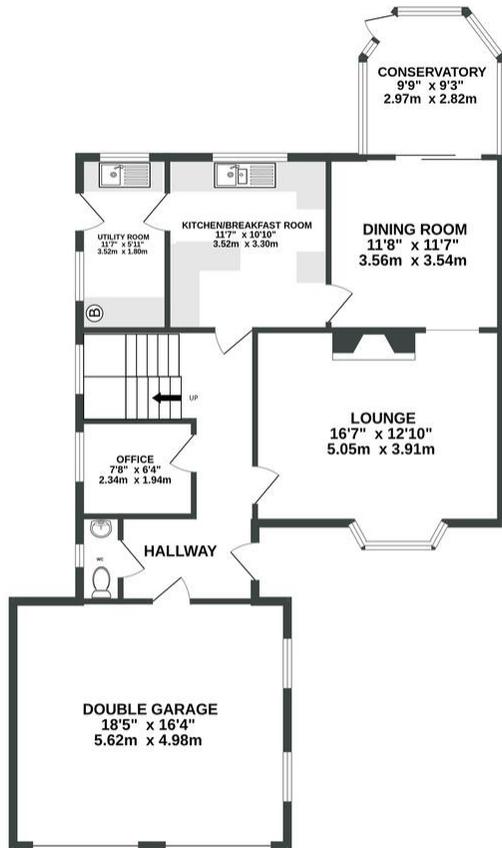
PROPERTY SUMMARY

Harvey Robinson Estate Agents in Huntingdon are delighted to offer this immaculately presented four-bedroom detached home in the heart of Warboys. Positioned in a sought-after location close to village amenities and schools, this spacious family home has been thoughtfully extended and improved. The ground floor features a bright lounge with bay window, open-plan dining area, home office, refitted kitchen/breakfast room with integrated appliances, utility room, and conservatory. Upstairs offers three double bedrooms, a single bedroom, family bathroom, and ensuite to the master. Set on a generous plot with a private rear garden, front lawn, off-road parking for three cars, and a double garage with electric doors. Early viewing is highly recommended—contact our Huntingdon office to arrange.

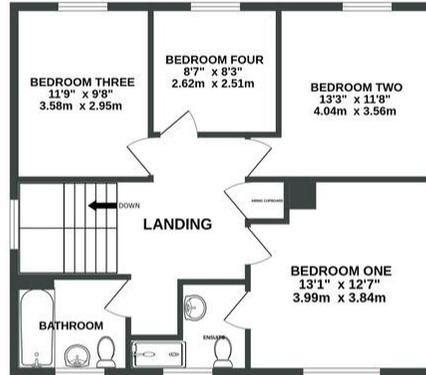




GROUND FLOOR
1138 sq.ft. (105.7 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



FAQs

Tenure: Freehold
 Post Code for SatNav: PE28 2RD
 What3Words Location: deleting.zeal.ocean
 Council Tax Band: E
 EPC Rating: C
 Property Built: 1998
 Current Owners Lived in Property: Since New
 Seller's Onward Movements: Downsizing Out Of
 The Area
 Primary School Catchment: Warboys Primary
 Academy
 Secondary School Catchment: Abbey College,
 Ramsey
 Water Meter: Yes, located outside back door
 Loft: Part Boarded with Light & Ladder

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		

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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OFFICE ADDRESS

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