



HARVEY ROBINSON

Offers In Excess Of  
**£500,000**  
Cambridge Drive  
St Ives, PE27 3AB



- Detached Family House
- Four Double Bedrooms
- Refitted Ensuite to Master
- Single Garage

- Refitted Family Bathroom
- Open Plan Kitchen Diner
- Cloakroom
- Southeast Facing Garden

4   
2   
1 



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this spacious and well-presented four bedroom detached home in a central St Ives location. Extensively updated by the current owner, the accommodation in brief consists of an entrance hall with refitted downstairs cloakroom, a lounge with feature box bay window to the front and an impressive 26' kitchen diner to the rear of the property with French doors leading to the rear garden. To the first floor, there are four double bedrooms, three benefitting from built in storage, an ensuite shower room to the master and a refitted family bathroom. The property has off road parking for two vehicles to the front leading to a single integral garage as well as a pleasant area of front garden. The rear garden is south-easterly in direction and enjoys a good degree of privacy. It is mainly laid to lawn with a large section of patio, perfect for outdoor dining. Viewing of this rarely available family sized home is highly recommended and can be organised by contacting our St Ives office.





## LOCATION AND AMENITIES

St Ives is one of Cambridgeshire's best-loved towns. It 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. The centre of St Ives is within walking distance and is approximately a mile away. 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.

One of St Ives' biggest draws is its proximity to Cambridge, the A1307 is just a mile from the property and provides easy access into the centre of Cambridge in approximately 20 minutes, in addition the St. Ives Park & Ride terminal is only a five-minute drive away. 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. A popular primary school can also be found within a short walk of the property.







### FAQ'S

Tenure: Freehold

Council Tax Band: E

What3Words Location: wildfires.walks.stud

Rear Garden Direction: South East

Seller's Onward Movements: Upsizing Locally

Current Owners Lived in Property: 13 years

EPC Rating: D

School Catchment Areas: Thorndown and St Ivo

Rear Garden Boundaries Responsible For: Left

Boiler: Serviced Annually

Loft: Boarded 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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British Property Awards 2024- Silver Winner for the East of England

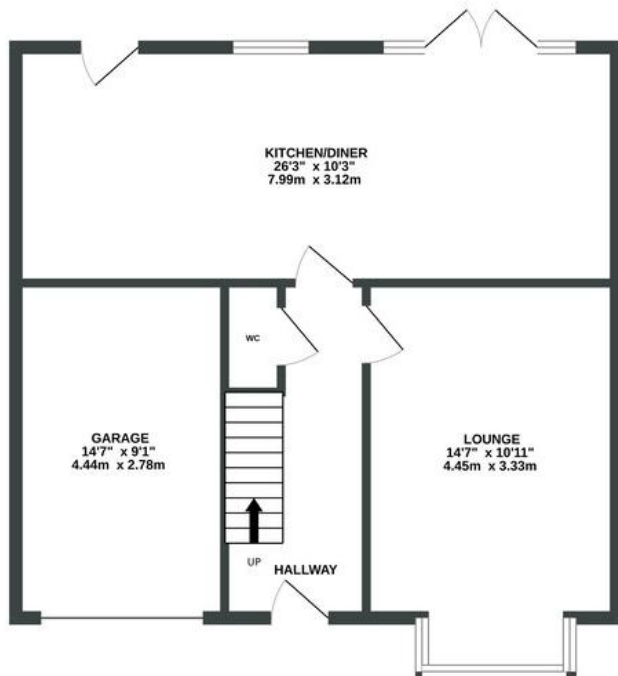
4.9 Star Google Review Rating



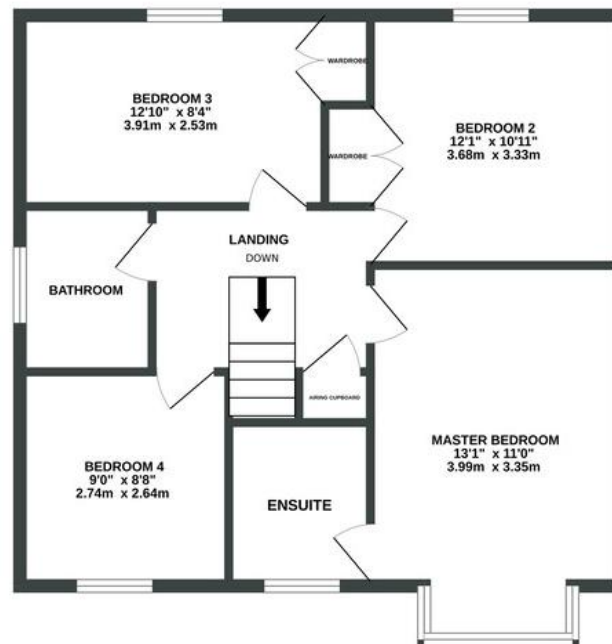




GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1331 sq.ft. (123.6 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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