



HARVEY ROBINSON

£500,000
Sears Close
Godmanchester, PE29 2JZ

PROPERTY SUMMARY

Harvey Robins Estate Agents in Huntingdon are delighted to offer for sale this well presented Four Bedroom Detached Family home located in this desirable area of Godmanchester. Briefly the property comprises of Entrance Hall, Lounge, Kitchen/Diner, Family Room, Cloakroom, Four Bedrooms, Ensuite To Master, Family Bathroom, Enclosed Rear Garden, Garage and Driveway Parking. For more information and to arrange a viewing please contact Harvey Robins estate agents in Huntingdon.

Located on the edges of Huntingdon, Godmanchester is a quiet suburban town that has a lot to offer people of all ages. Whether you work in and around London or Cambridge and want an escape from the bustle of city life or would prefer to raise a family surrounded by the beautiful English countryside, Godmanchester could be the perfect match for you. Huntingdon mainline station with direct access to London is located within cycling distance of Godmanchester as are main road links such as the A1 and A14. The town has a long and rich history dating back to the Roman era and it is believed to have been occupied continuously for well over 2,000 years. The River Great Ouse runs through its centre which is characterised by the impressive Chinese bridge landmark that was originally built in 1827.

There are some lovely scenic locations to explore in and around Godmanchester. At the end of Cow Lane, you'll find Godmanchester Nature Reserve that covers 59 hectares and sits just to the south of the River Great Ouse. It features four lakes and plenty of grassland with lots of habitat for a variety of wildlife. Godmanchester Riverside is another beautiful spot that has play parks for children and a ferry that travels to and from Brampton Mill, and you can visit the largest wild meadow in England at Portholme. Godmanchester offers an abundance of social events for families of all ages. Whether you are looking at joining in on annual events such as Godmanchester Gala Day, Picnic in the Park, Easter Egg Hunts & Scarecrow Competitions, there is something for everyone. The schools in Godmanchester are well-regarded and you'll find three primary schools situated in the town, with Hinchbrook Secondary School located in Huntingdon. There's a dentist, doctors and a chemist all nearby too.

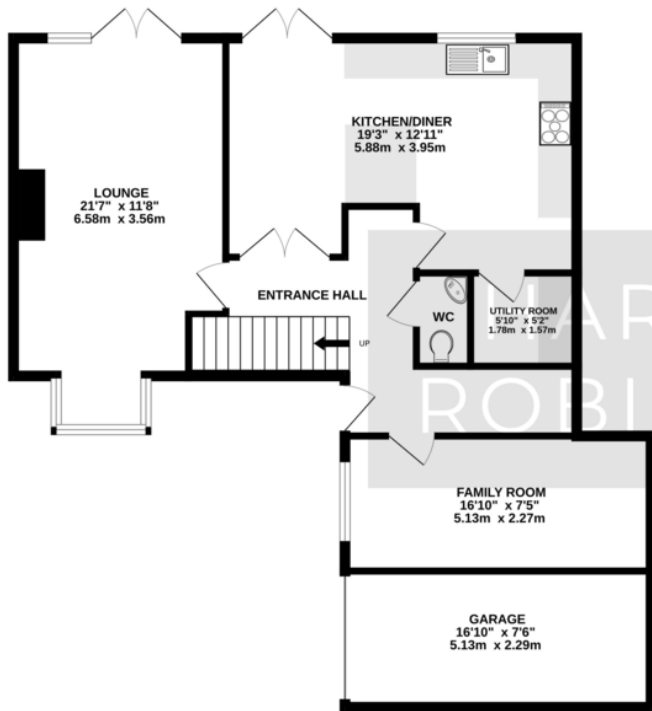
Pop along to The Exhibition pub and restaurant in town which has a wonderful outdoor garden that is perfect for the summer and an open fire indoors for late autumn and winter. Other pubs of note include The Royal Oak which offers a riverside setting and The White Hart which features a 15th century bar, an outdoor garden area and serves up traditional pub food. Other options for eating out in Godmanchester include the local Chinese or Indian restaurants. In the town you will find a Co-op store as well as a fish & chip shop and a newly constructed primary school.

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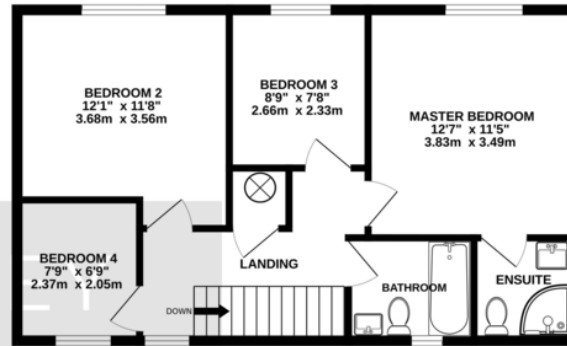




GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1441 sq.ft. (133.8 sq.m.) approx.
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FAQs

Vendor Onward: Upsizing Locally
Primary School Catchment: St Annes
Secondary School Catchment:
Hinchingsbrooke
Council Tax: Band E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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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