



HARVEY ROBINSON

Guide Price

£525,000

17 Tawny Crescent

Hartford, PE29 1LG

Harvey Robinson Estate Agents are delighted to bring to market this stunning Four Bedroom Detached Family Home nestled in the sought-after 'The Bird Estate' of Hartford, Huntingdon. Situated on its own wall enclosed 0.13-acre plot located off Owl Way, this generous property features a detached double garage with power & lighting, ample off-road parking, and a secluded private rear garden. The property itself boasts over 1,600 sq ft of accommodation (inclusive of the garage). The ground floor benefits an entrance porch, cloakroom, a welcoming hallway with ample storage, a fitted kitchen/breakfast room, separate utility room, a dining room with its own French doors to the garden and a double aspect lounge with French doors leading to a conservatory.. The first floor reveals four double bedrooms, the master offering an ensuite shower room, complemented by a separate spacious family bathroom. This property really is a must see to truly appreciate the accommodation and the position of the property.

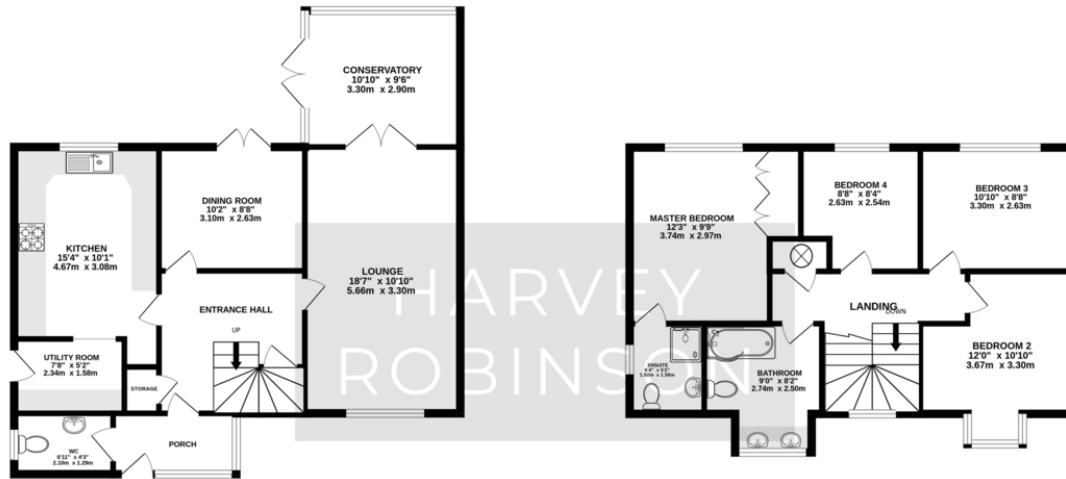
The sought after area of Hartford is located on the edge of central Huntingdon and is popular to a number of different ages due to its amazing transport links and riverside walks. Huntingdon itself is one of Cambridgeshire's best-loved locations. It's famous for being the birthplace of Oliver Cromwell, and there are several historic buildings in and around the town, which give it plenty of character. In the town itself, you'll find many familiar High Street brands, such as WH Smiths, Boots, TK Maxx and more. There are also some great pubs and restaurants located in the town as well as large supermarkets M&S and Sainsburys. Towerfields, Huntingdon is located 1.5 miles of the property and offers leisure facilities, gym and further restaurants and fast food facilities. Huntingdon's Train Station which provides a fast track service into London's King Cross within the hour. As well as Huntingdon's Bus Station is also within less than 2 miles of the property which offers a guided bus service into Cambridge City Centre. Major Road links A1 & A14 are both within easy access.





GROUND FLOOR  
1037 sq.ft. (96.4 sq.m.) approx.

1ST FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1637 sq.ft. (152.1 sq.m.) approx.  
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## FAQs

Tenure: Freehold

Council Tax Band: F

Vendors Onward Movements: Downsizing, owned for 6 years

Loft: Power connected, no ladder, has been insulated

Age of Windows: 2014

Age of Conservatory: 2014

Built: 1990's

Secondary School Catchment: St Peters

Primary School Catchment: Hartford Infant & Junior

What3Words Location: ///exits.convey.improvis

EPC TBC

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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