



HARVEY ROBINSON

Offers In Excess Of

£514,500

14 Haycraft Close

Grafham, PE28 0GA

PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Neots are delighted to offer for sale this spacious four bedroom detached home, ideally situated at the end of a cul-de-sac, surrounded by field views.

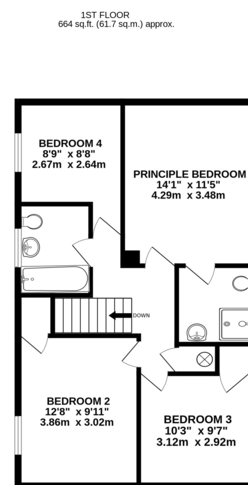
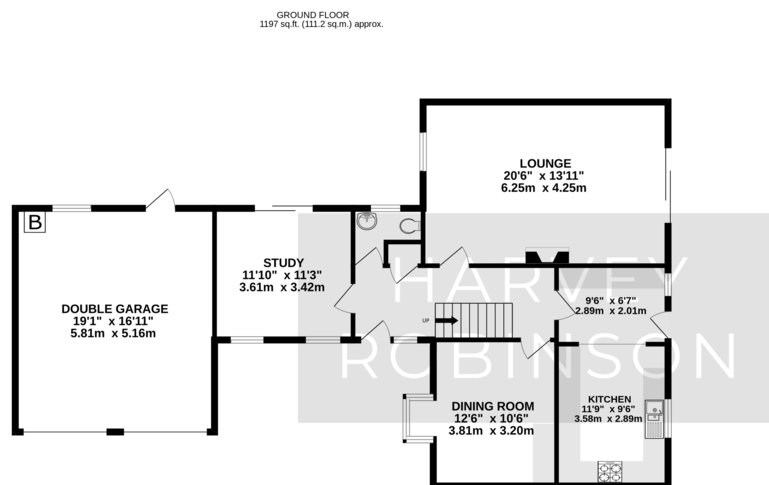
The ground floor offers versatile living accommodation including a dual aspect lounge measuring in excess of 20ft and featuring a wood burning stove, a kitchen with utility area, dining room, a further reception which would be perfect as a study or play room, and a cloakroom.

The first floor comprises of four bedrooms, with an en-suite to the principal bedroom, and a family bathroom.

Outside, the property further benefits from a double garage with a generous driveway, and a wraparound plot. The current owners have since purchased an additional area of land, extending the garden further.







TOTAL FLOOR AREA: 1861 sq.ft. (172.9 sq.m.) approx.
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FAQs

Brand New Oil tank fitted 15th Jan 2025

Tenure: Freehold

Built: 1997

Council Tax: Band F

EPC: D

Heating Type: Oil - 1,100l tank. Current owners top it up with 900l every 9/10 months. Most recent bill was £734 (Oct '23)

Loft: Primarily Boarded, with Lighting - No fitted ladder.

Water tanks are located up there.

Primary School Catchment: Spaldwick

Secondary School Catchment: Hinchbrook. Kimbolton

Independent School is also located within 7 miles.

Vendors have owned the property since 2008, now

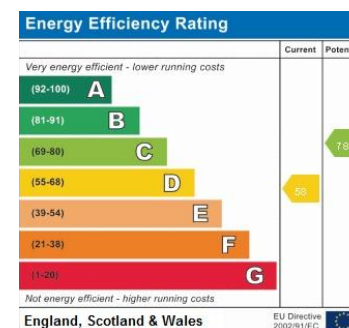
downsizing locally.

Boundaries: All, other than the fence behind the greenhouse.

Boiler is original, fully serviced.

Windows: Replaced 2014

Water Meter: Yes, located at the end of the drive



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

OFFICE ADDRESS

22 Market Square, St Neots,
Cambridgeshire, PE19 2AF

CONTACT

01480 454040
stneots@harveyrobinson.co.uk
www.harveyrobinson.co.uk