

A two-story brick house with a dark grey roof and two chimneys. The house features a white garage door on the left, a white front door with an arched entrance, and several windows with white frames. A brick driveway leads to the garage. The house is surrounded by lush greenery, including trees and bushes. The sky is blue with some clouds.

HARVEY ROBINSON

£375,000  
Green Leys  
St. Ives, PE27 6RY

- Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Refitted Family Bathroom

- Underfloor Heating Throughout
- Utility Space & Cloakroom
- Oversized Corner Plot
- Garage & Off Road Parking



## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale this well presented Three Bedroom Semi-Detached Family home in the sought-after 'Green Leys' estate, situated South of St Audrey Lane in St Ives. Sitting centrally on an oversized corner plot, the property benefits from a large degree of privacy and has been renovated by the current owners, to include underfloor heating throughout. The ground floor offers a spacious entrance hallway leading to a dining room, lounge with open chimney and galley kitchen which leads on to further utility space and downstairs cloakroom. Upstairs offers two double bedrooms, a generous third bedroom and a refitted family bathroom. Outside the front of the property offers ample off-road parking along with a single garage providing further utility space to the rear of this. The rear garden is south eastly facing and, due to its positioning, provides a large amount of space to enjoy.



## 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 A1309 is just a couple of miles 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. Primary and secondary schools can also be found within a short walk of the property.





## FAQ'S

Tenure: Freehold  
Postcode for SatNav: PE27 6RY  
What3Words Location: sprouted.poorly.lands  
Current Owners Purchased Property: 2019  
Council Tax Band: C  
EPC Rating: E - Please note alterations have been made to the property since the EPC was carried out  
Property Constructed: 1950's  
Rear Garden Aspect: South-Eastly  
Rear Garden Boundary: Right Hand Side  
Primary School Catchment: Eastfields / Westfields Primary  
Secondary School Catchment: St Ivo Secondary  
Water Meter: Yes  
Loft: Boarded  
Boiler Installed: 2021  
Front Door Replaced: 2022  
Seller's Onward Movements: Upsizing Locally



## 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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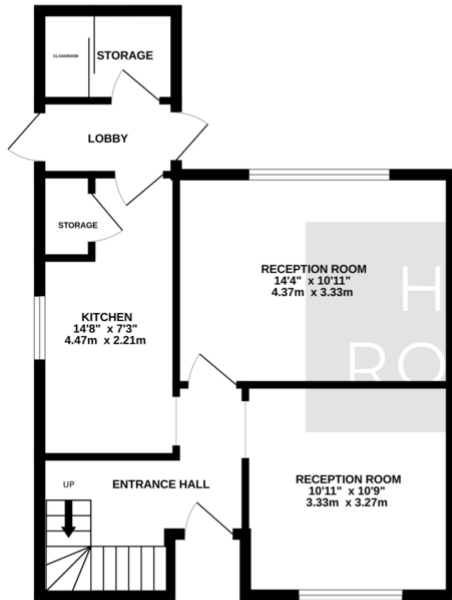
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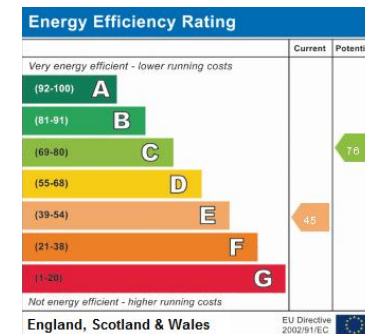
GROUND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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