



HARVEY ROBINSON

Guide Price

£325,000

8 Ambury Hill

Huntingdon, PE29 1JQ



## PROPERTY SUMMARY

\*GUIDE PRICE £325,000 - £350,000\*

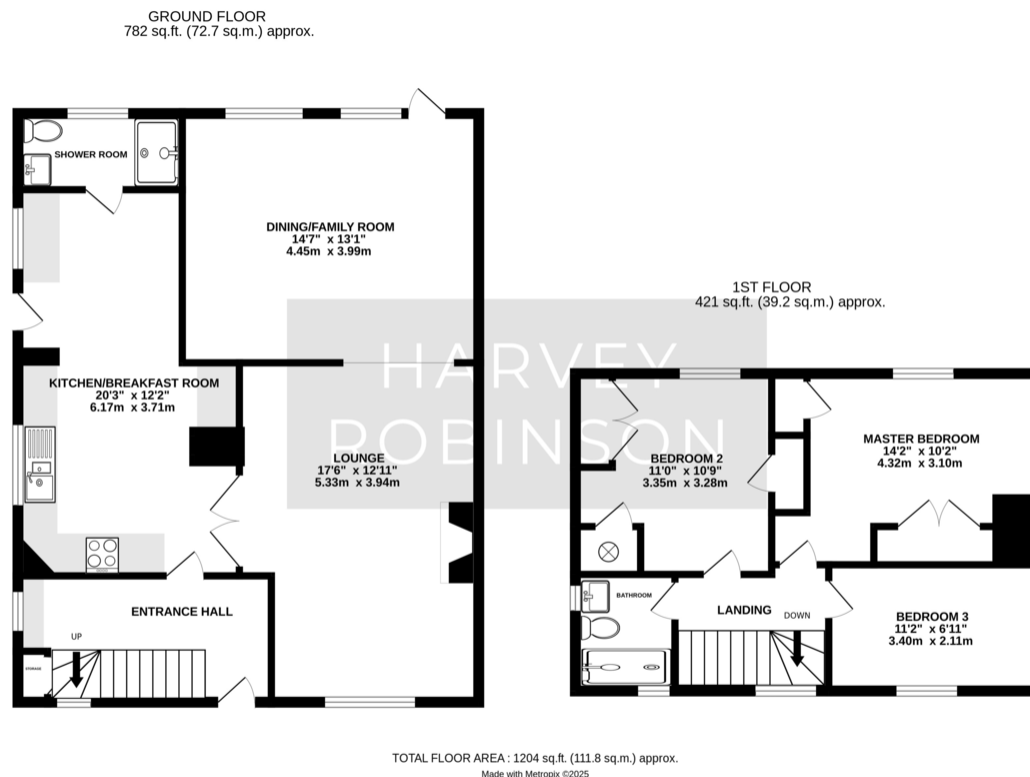
Harvey Robinson Estate Agents in Huntingdon are delighted to present this well-appointed and spacious three-bedroom semi-detached home, located on Ambury Hill, Huntingdon. Boasting over 1,200 sq ft of thoughtfully extended living space, this property offers a perfect blend of style, comfort, and versatility.

The ground floor features a welcoming entrance hall, a spacious and extended 20ft open-plan kitchen/breakfast room, and a convenient ground floor shower room. The 17ft lounge flows seamlessly into a versatile family/dining room, ideal for both everyday living and entertaining. Upstairs, the property offers two generous double bedrooms, a spacious single bedroom, and a modern, refitted family bathroom. Externally, the home is set on a generous South/West facing plot, perfect for enjoying sunny summer evenings in the garden. This is a must-see property to fully appreciate everything it has to offer.









## FAQs

Owners Onward Movement: Relocating  
Primary School Catchment: Sawtry Junior  
Secondary School Catchment: Sawtry Village Academy

Water Meter: Yes

Boiler: Installed 2015, Last serviced July 24

Driveway: Block paved in 2019

Kitchen Installed 2017

The property has cavity wall insulation  
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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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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### CONTACT

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