



HARVEY ROBINSON

Offers In Excess Of  
**£350,000**  
Brookside  
Houghton, PE28 2BT

- Semi-Detached Family Home
- Three Generous Bedrooms
- Open-Planned Kitchen Dining Room
- Quiet Cul-De-Sac Position

- Immaculately Presented Throughout
- Large Rear Garden
- Sought After Village Location
- Off Road Parking

3 

2 

1 



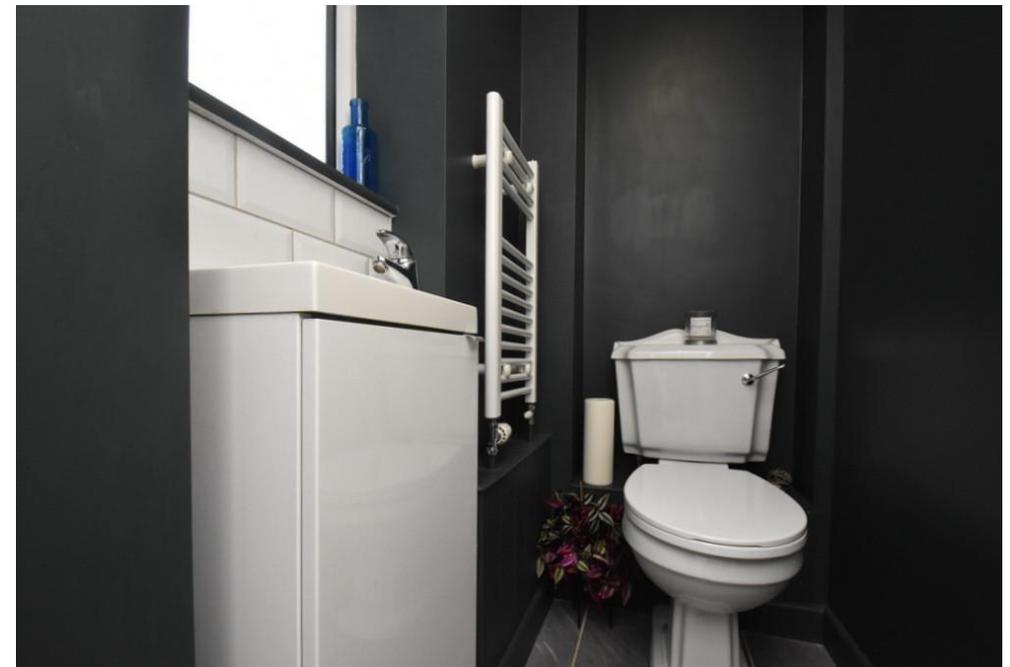
## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are thrilled to present For Sale this semi-detached family home. Located on a quiet cul-de-sac in the sought after village of Houghton, this rarely-available property is not one to miss out on. The ground floor of this home provides a spacious entrance hall which leads to a bright and airy lounge. This opens up to the spacious kitchen/diner which hosts a shaker-style kitchen and ample space for a large dining table. French doors lead to the rear garden which is generous in size. There is a decking area at the end of the garden which creates the perfect space to relax and soak up the sun in warmer months whilst entertaining friends and family. There is an outside store which is used as a utility room with further storage capability. The cloakroom completes the ground floor of this property alongside a pantry for storage. The first floor provides a substantial master bedroom with built-in storage, similar in size to the second bedroom which also has storage facilities. There is a further single bedroom which could also be used as a home study and a family bathroom finished with an immaculate white three-piece suite. This property has been decorated in a trendy, but timeless manner and the home requires no work in order to be move in ready. Interest in this beautiful home is expected to be high, so to avoid disappointment we recommend you contact the St Ives branch to get a viewing arranged.



## LOCATION AND AMENITIES

The National Trust - Houghton Mill and Waterclose Meadows is a short stroll from the property, as is the river Ouse. In the other direction is the cricket pitch, tennis club and Thicket Lane providing excellent picturesque walks which are perfect for dog walkers or ramblers. The pubs are also highly rated by residents, with both the Three Horseshoes and the popular Three Jolly Butchers pub/restaurant within a stones throw of this property, as well as the Ofsted rated "Good" Houghton and Wyton primary school. In nearby St Ives you will find plenty of shops 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 half a mile in the opposite direction of town you will find a Morrisons & Lidl supermarket along with various other restaurants. One of St Ives' biggest draws is its proximity to Cambridge as the A1309 provides easy access into the centre of Cambridge in approximately 20 minutes, in addition to the St. Ives Park & Ride terminal providing access via the guided bus. 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.





## FAQ'S

Postcode for SatNav: PE28 2BT

What3Words: ///forecast.thus.rebounded

Tenure: Freehold

Owned Since: For 6 years

Vendors Onward Movements: Upsizing locally

Council Tax Band: C

EPC: C

Rear Garden Aspect: South East

Rear Garden Boundary: Right

Boiler Age: Approximately 8 years old

Primary School Catchment: Houghton and Wyton Primary School

Secondary School Catchment: St Ivo Academy

Loft: Part boarded

Water Meter: Yes in front garden



## 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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

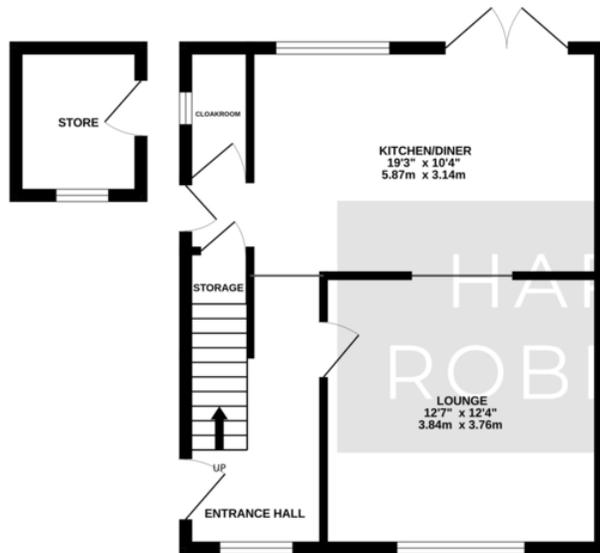
View all our properties at [harveyrobinson.co.uk](http://harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2024  
British Property Awards 2023 & 2024 – Gold Winner  
5.0 Star Google Review Rating

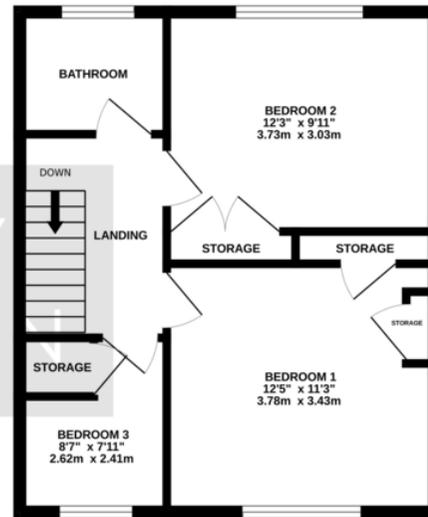




GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 sq.m.) approx.  
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**

9 White Hart Court, St Ives,  
Cambridgeshire, PE27 5EA

**CONTACT**

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