



HARVEY ROBINSON

£360,000

High Leys

St. Ives, PE27 6RT



- Extended Three Bedroom Family Home
- Ensuite to Master Bedroom
- Downstairs Shower Room and Seperate WC
- Kitchen/Diner Measuring in Excess of 20'

- Utility Room
- Dual Aspect Lounge
- Driveway for Numerous Vehicles
- Impressive Sized Garden



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this rarely available, extended family home on the ever popular High Leys development of St Ives. Arranged over two floors, the property is centred around a light and airy entrance hall. To the right, the front to back lounge can be found which benefits from dual aspect windows and a feature fireplace. On the other side, there is a shower room and separate W/C and an impressive open plan kitchen diner measuring in excess of 20'. Completing the ground floor space is a separate utility making this home perfect for a young family. To the first floor, there are three generous bedrooms, the master again benefitting from dual aspect windows and an ensuite shower room to the master bedroom. The property enjoys UPVC windows and doors and gas central heating throughout. The outside of this space is unrivalled by many. There is a large block paved driveway suitable for numerous vehicles to the side of the property which can be accessed directly from the kitchen and a pleasant front garden surrounded by mature hedging giving the home a great degree of privacy. The rear garden is large and largely laid to lawn. There is a large section to the rear of the garden which is screened by foliage and conceals a timber shed. Offered for sale with no forward chain, this rarely available home is expected to be popular. Viewings can be organised by contacting our St Ives office immediately.



## 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 as well as the nearest guided bus stop. In 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 & Aldi supermarket along with various other restaurants.

One of St Ives' biggest draws is its proximity to Cambridge, the A1307 is just two 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. A popular primary school can also be found within a few minutes' walk of the property.









## FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 6RT

What3Words Location: dentures.electric.move

Property Constructed: 1950's

Property Purchased by Current Family: Approximately 65 Years Ago

Council Tax Band: C

EPC: D

Primary School Catchment: Wheatfields Primary

Secondary School Catchment: St Ivo Secondary School

Current Owners Purchased Property:

Seller's Onward Movements: No Forward Chain

Rear Garden Aspect: East

Rear Garden Boundaries: Right

Water Meter: Yes

Loft: Boarded



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

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British Property Awards 2023 & 2024 – Gold Winner

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4.9 Star Google Review Rating

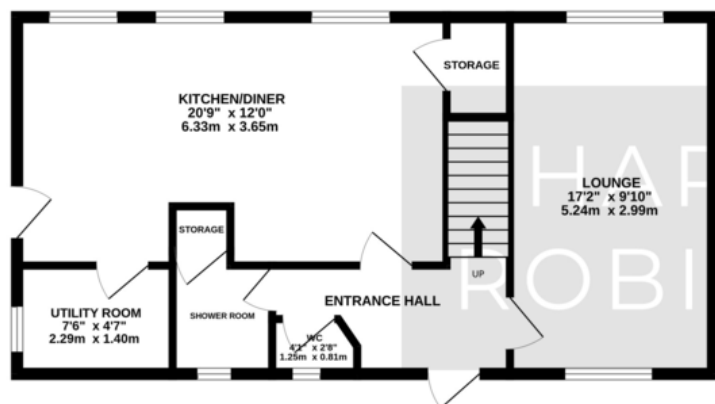




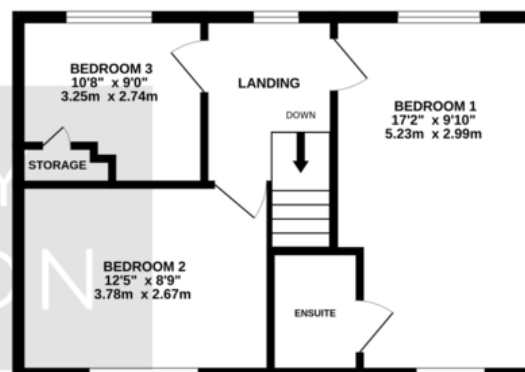




GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.8 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 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

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### OFFICE ADDRESS

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