

A photograph of a row of terraced houses. The central unit is painted cream with a dark tiled roof and a small front porch. It is flanked by brick wings. Several windows are visible, some with white frames. In the foreground, there is a grassy area with a wooden fence and a paved driveway. Blue and green recycling bins are placed along the front of the property. The sky is blue with some clouds.

HARVEY ROBINSON

Offers In Excess Of
£230,000

Churchill Avenue
Wyton, PE28 2EG

- Three Bedroom
- End of Terrace House
- Driveway Parking
- Ideal First Time Buy or Investment Opportunity

- Popular Location
- South Facing Rear Garden
- Close to Local Amenities
- Potential to Extend and Improve STPP



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this end-terrace family home, located in the heart of the ever-popular village of Wyton on the Hill. Perfect for first time buyers, this property offers the opportunity to renovate throughout and comprises an entrance hallway, a downstairs cloakroom, a front-to-back lounge diner, and a kitchen and utility area. Upstairs there are three bedrooms - a generous double bedroom with integrated storage, a second double room with integrated storage, and a single room with storage cupboard - as well as a bathroom with basin, a separate W/C, and storage across the landing. Externally, the property offers a well-sized rear garden that provides a good degree of privacy, whilst to the front there is off-road parking for two vehicles and a lawned area that sets the property back from the road. This property is offered with no forward chain and would make an ideal investment property, or first time buy. Viewings are highly recommended to appreciate the space on offer and can be arranged by contacting the St Ives office.



LOCATION AND AMENITIES

Wyton on the Hill can be found just three miles from Huntingdon town centre in one direction and two miles from St Ives in the other. With a small population of just 1400 residents, Wyton offers a village-like feel with its own nursery and primary school within walking distance of the property. There is a bus stop for the guided bus on the estate providing direct access to central Cambridge. The nearest train station can be found in Huntingdon which provides direct access to central London in just over an hour. Nearby St Ives 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. 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.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 2EG

What3Words Location: presuming.respected.lamppost

Seller's Onward Movements: No Onward Chain

EPC Rating: D

Council Tax Band: B

Heating Type: Gas Central Heating

Utilities: Mains Gas, Mains Water, Mains Electricity

Primary School Catchment: Wyton Primary

Secondary School Catchment: St Peters Secondary School

Rear Garden Aspect: South West



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

Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 – Gold Winner

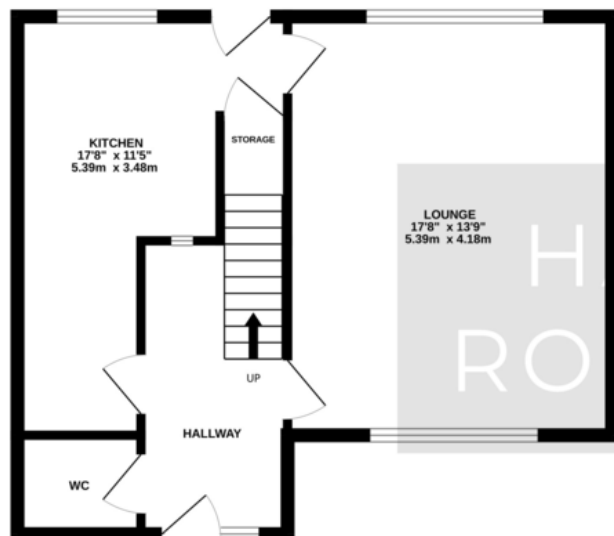
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

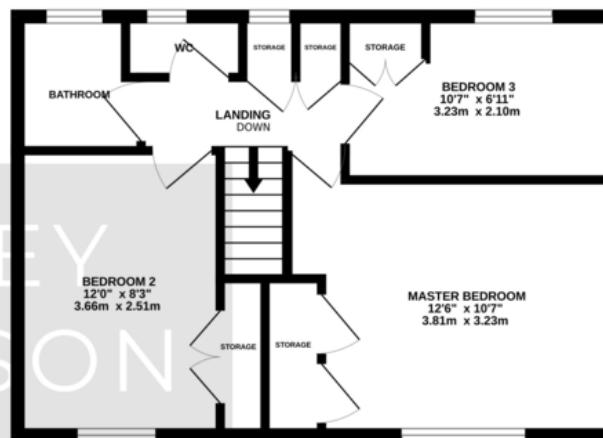




GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 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