



HARVEY ROBINSON

Asking Price Of
£450,000
Arundel Road
Hartford, PE29 1YW

- Detached Property
- Five Bedrooms
- Master Bedroom with Walk In Wardrobe
- Garage and Off Road Parking

- Wet Room and Family Bathroom
- Conservatory with Log Burner
- Enclosed Rear Garden
- Utility Room

5 
2 
2 



PROPERTY SUMMARY

Harvey Robinson Estate Agents in Huntingdon are delighted to present this exceptionally well-presented five-bedroom detached property, located on the highly sought-after Arundel Road in Old Hartford, Huntingdon. Immaculately maintained by the current owners, this spacious home offers approximately 1800 sq ft of versatile living accommodation-ideal for modern, flexible lifestyles.



INTRODUCTION

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Upon entering, you're greeted by a bright and airy entrance porch leading to a welcoming hallway. The ground floor boasts a generous living room with a charming log burner, a contemporary kitchen with access to a separate large utility room, and a light-filled spacious conservatory featuring a stylish log burner. Further benefits on this level include two double bedrooms, a fifth bedroom currently used as a study and a modern wet room serving these rooms.

Upstairs, a spacious landing with two built-in storage cupboards leads to the impressive master bedroom with a walk-in wardrobe, a further double bedroom, and a beautifully appointed family bathroom.

Externally, the property features ample off-road parking, an integrated single garage, and a well-maintained rear garden complete with established flower beds, a patio area perfect for outdoor entertaining, and a large summer house providing excellent storage.

For further information or to arrange a viewing, please contact our Huntingdon Office.

LOCATION

The sought after area of Hartford is located on the edge of central Huntingdon and is popular to a number of different ages due to its amazing transport links and riverside walks. Huntingdon itself is one of Cambridgeshire's best-loved locations. It's famous for being the birthplace of Oliver Cromwell, and there are several historic buildings in and around the town, which give it plenty of character.

In the town itself, you'll find many familiar High Street brands, such as WH Smiths, Boots, TK Maxx and more. There are also some great pubs and restaurants located in the town as well as large supermarkets M&S and Sainsburys.

Towerfields, Huntingdon is located 1.5 miles from the property and offers leisure facilities, gym and further restaurants and fast food facilities.

The property itself is within 2 miles of Huntingdon's Train Station which provides a fast track service into London's King Cross within the hour. Huntingdon's Bus Station is also within less than 2 miles of the property but also there is a bus stop located within 2 minute walk of the property which offers a guided bus service into





Cambridge City Centre. Major Road links A1 & A14 are both within easy access.

FAQ

Tenure: Freehold

Council Tax: Band D

Property built: 1960

What3Words Location: ///optimally.answer.treaties

Vendors Onwards Movements: No Onward Chain

Boundary: Left Hand Side

Garage: Yes left hand side of property

Water Meter: Yes, Located in back garden in front of utility room

Boiler: Installed 2016, Last serviced 2024

Conservatory: Installed 2015

Windows: Some replaced 2018

Wet Room: Has underfloor heating

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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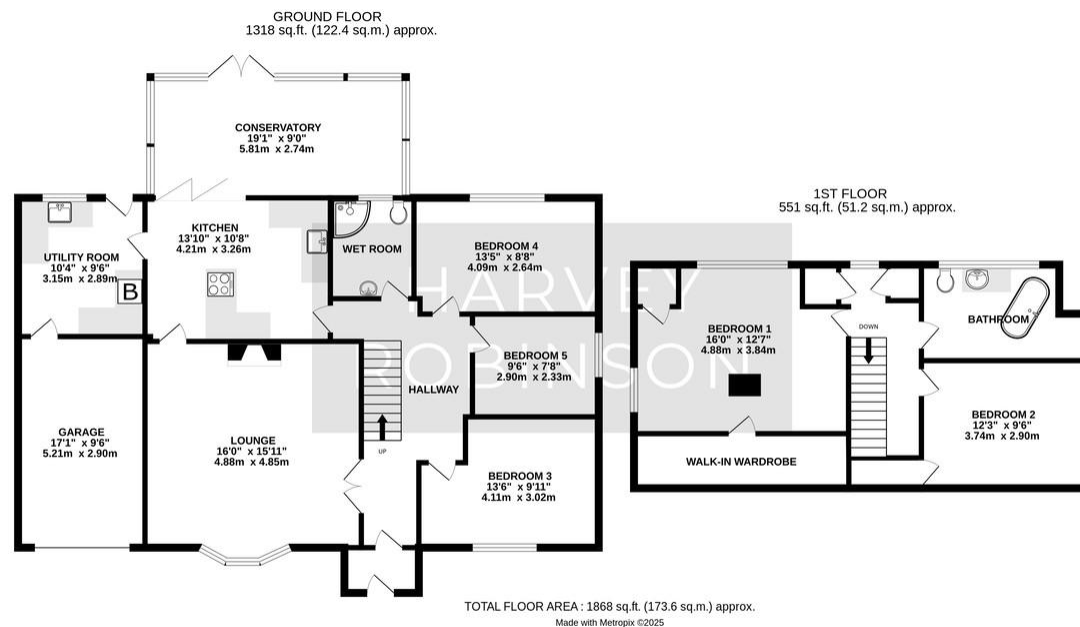
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5.0 Star Google Review Rating







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Wet Room: Has underfloor heating
Flooring in Bedrooms: Cork flooring, wam flooring & clicks together

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

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

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