



HARVEY ROBINSON

Offers In Excess Of

£375,000

Silver Birch Avenue

St Ives, PE27 6TJ

- Semi-Detached Bungalow
- Three Generous Bedrooms
- Refitted Family Shower Room
- Impressive Extended Kitchen Diner

- Single Garage
- Extensive Off Road Parking
- Private and Well-Presented Garden
- Immaculately Presented Throughout



PROPERTY SUMMARY

Harvey Robison Estate Agents in St Ives are delighted to offer For Sale this immaculately presented and rarely available semi-detached bungalow within walking distance of the Kings Hedges amenities in St Ives. The bungalow is well designed, with living accommodation and sleeping accommodation separated by a central hallway providing access to all the rooms. The three bedrooms are all generous in size and are flooded with natural light from the large windows. The refitted family shower room can be found at the end of the corridor and has been fitted in a white three-piece suite with vanity storage and white gloss offset tiling. The living accommodation can be found to the left of the hallway and comprises a generous lounge to the front with feature inset gas fire and an impressive, extended kitchen dining room to the rear. The kitchen is refitted in a cream shaker style unit with laminate worksurfaces over and offers ample appliance space. The extended dining space is the heart of this home. It features dual aspect windows overlooking the rear garden, ceiling light pods and French doors providing access to the outside patio. The garden is larger than average and enjoys an excellent degree of privacy as the property is largely surrounded by other bungalows. There is a recently installed timber summer house with established concrete base to the rear of the garden, a large patio for outdoor dining, and a timber shed for storage. There is a large driveway to the front and side of the property providing ample parking space as well as a single garage with power, light and an up-and-over door. Viewing of this immaculately presented home is essential and can be organised by contacting our St Ives office.



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 6TJ

What3Words Location: reach.incensed.area

EPC Rating: D

Council Tax Band: C

Property Constructed: 1960

Utilities: Gas Central Heating, Mains Electricity, Water and Sewerage

Broadband: Fibre to Premises

Current Owners Purchased Property: 6 Years Ago

Seller's Onward Movements: Relocating Closer to Family

Water Meter: Yes

Conservation Area: No

Gas Boiler Replaced: December 2019 and most recently serviced February 2024

UPVC Windows Replaced: 2020

Dining Room Extended: Circa 2008

Loft: Part-Boarded

Primary School Catchment: Wheatfields Primary

Secondary School Catchment: St Ivo Secondary School

Rear Garden Aspect: East



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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Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 – Gold Winner

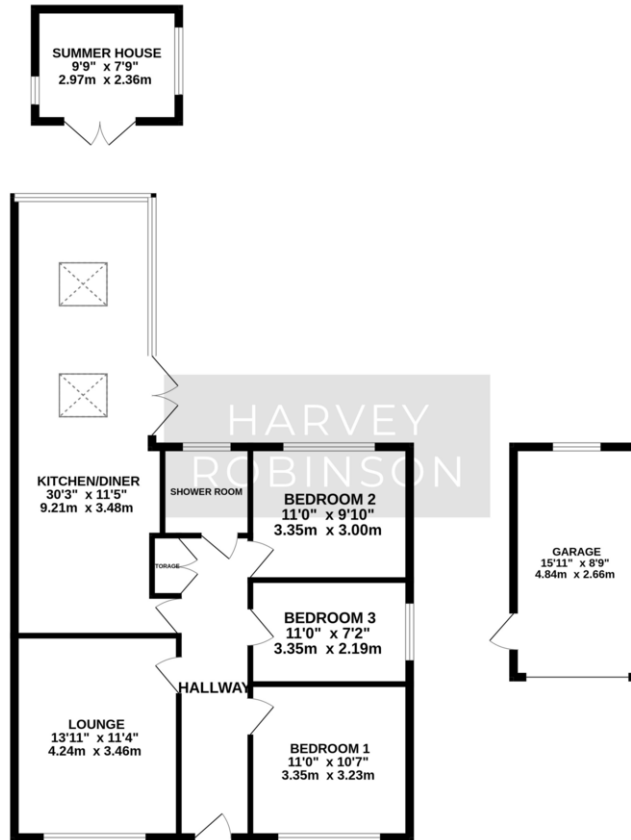
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating





GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft (103.5 sq.m.) approx.
Made with Metrovox 02025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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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