



HARVEY ROBINSON


£450,000
Cedar Road
St. Ives, PE27 6TL

- Detached Chalet Bungalow
- Two/Three Generous Bedrooms
- Two Reception Rooms
- Immaculately Presented Throughout

- Private Rear Garden
- Ground Floor Shower Room and First Floor Bathroom
- Sought After Town Location
- Single Garage

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this charming and versatile detached chalet bungalow. Located in the heart of St Ives, this property is close to local amenities and is within walking distance of the town centre. When entering you are greeted by a spacious entrance hall, which leads to the ground floor shower room. There is a dining room with sliding doors to the rear garden, which could also be used as a bedroom for anyone in need of accommodation on the ground level. There is a rear facing kitchen which provides ample storage space, and an open plan lounge/dining area which is perfect for entertaining friends and family. The first floor provides two generous double bedrooms which both benefit from built-in storage, as well as a family bathroom which has been fitted with a white three-piece suite. The property offers a private rear garden which has been sectioned into both lawn and hard landscaped areas, which features mature plants and shrubs. To the front of the property, there is a gated driveway and a single garage which is the ideal space for storage. Interest in this beautiful home is expected to be high, so to avoid disappointment, contact the St Ives office today to arrange a viewing.



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 6TL
What3Words Location: //siesta.eagles.engraving
Property Built: 1960s
Current Owners Purchased Property: 2004
Seller's Onward Movements: Moving closer to family
EPC Rating: D
Council Tax Band: D
Heating Type: Gas Central Heating
Utilities: Mains Electric, Mains Water, Mains Sewage
Broadband: Fibre
Primary School Catchment: Wheatfields Primary
Secondary School Catchment: St Ivo Secondary School
Loft: Fully Boarded
Conservation Area: No
Rear Garden Aspect: South
Rear Garden Boundary: Left and Rear
Water Meter: Yes
Boiler Installed: 2020
UPVC Windows: 2011-2015

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.

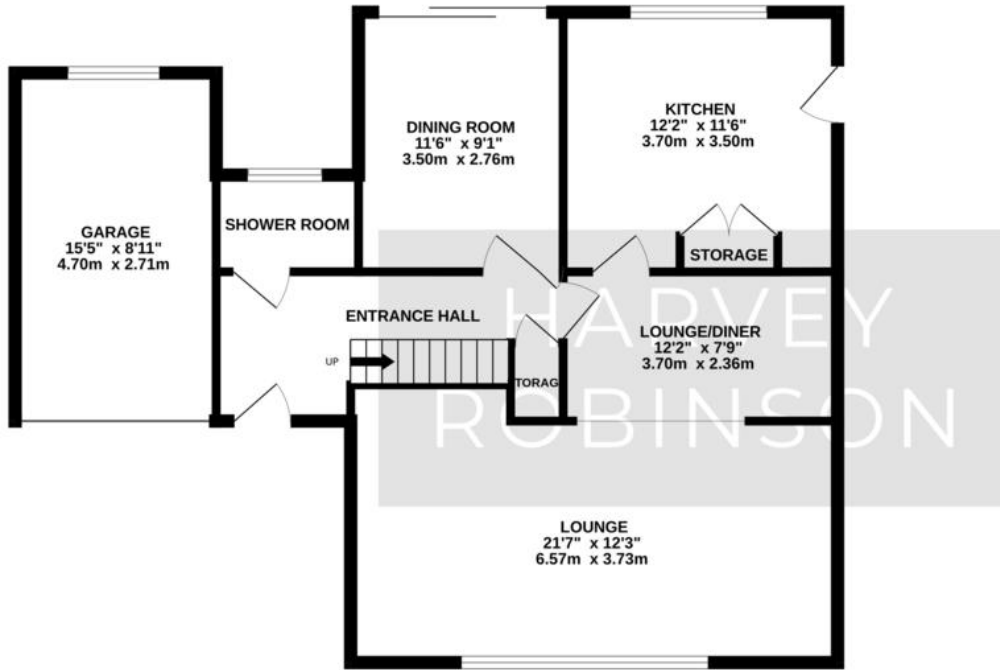
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Rated Exceptional in Best Estate Agent Guide 2023 & 2024
British Property Awards 2023 & 2024 – Gold Winner
British Property Awards 2024- Silver Winner for the East of England
4.9 Star Google Review Rating





GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.6 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 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