

A two-story brick house with a bay window and a sign that reads 'WREN CLOSE'. The house is made of light-colored bricks and has a dark roof. There are several windows with dark frames. A small tree and some plants are in the front garden. The sky is blue with some clouds.

HARVEY ROBINSON

Offers In Excess Of  
**£400,000**  
Wren Close  
St Ives, PE27 5DW



- Detached Family Home
- Four Bedrooms
- Single Garage and Off Road Parking
- Re-fitted Kitchen

- En-suite to Master
- Immaculately Presented Throughout
- Downstairs Cloakroom
- Private and Enclosed Rear Garden



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this immaculately presented detached family home. Located in a sought-after area in the south of the town, the property in brief consists of an entrance hall with a large storage cupboard, a bright and airy lounge with a bay window, a kitchen/diner with French doors opening up into the garden, a utility room, and a downstairs doakroom. To the first floor, the property has a family bathroom and four bedrooms - two doubles and two singles - with the master bedroom benefitting from an en-suite. Outside, the property offers a south facing landscaped rear garden, as well as a single garage and off-road parking. The property is well positioned in close proximity to the Guided Bus providing easy access into Cambridge City Centre within 30 minutes and Huntingdon Train Station which provides a fast track service to London's King Cross within the hour. Within walking distance of a good primary school and a secondary school, the property is perfect for a family. The town centre is located within 1 mile of the property which has many amenities, including local restaurants, pubs, convenience stores, leisure centres and many more. To avoid missing out on this stunning family home, contact the St Ives office 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 and is approximately 1/2 of a mile away. 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 A1309 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.





## FAQS

Postcode for SatNav: PE27 5DW

What3Words: ///calculate.jobs.wrist

Tenure: Freehold

Property Built: 2012

Owned Since: 2016

Vendors Onward Movements: Upsizing locally

Council Tax Band: D

EPC: C

Management Company: KTS Estate Management LTD

Management Charge: £250 p/a

Rear Garden Aspect: South

Rear Garden Boundary: Rear

Boiler Age: 2012

UPVC Windows: 2012. Lounge UPVC replaced 2021.

Primary School Catchment: Hemingford Grey Primary

Secondary School Catchment: St Ivo

Loft: Part boarded, with ladder. No light.

Water Meter: Yes

Lounge blinds, bedroom blinds, and all light fixtures to be included. All carpets and flooring to be included.



## 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.

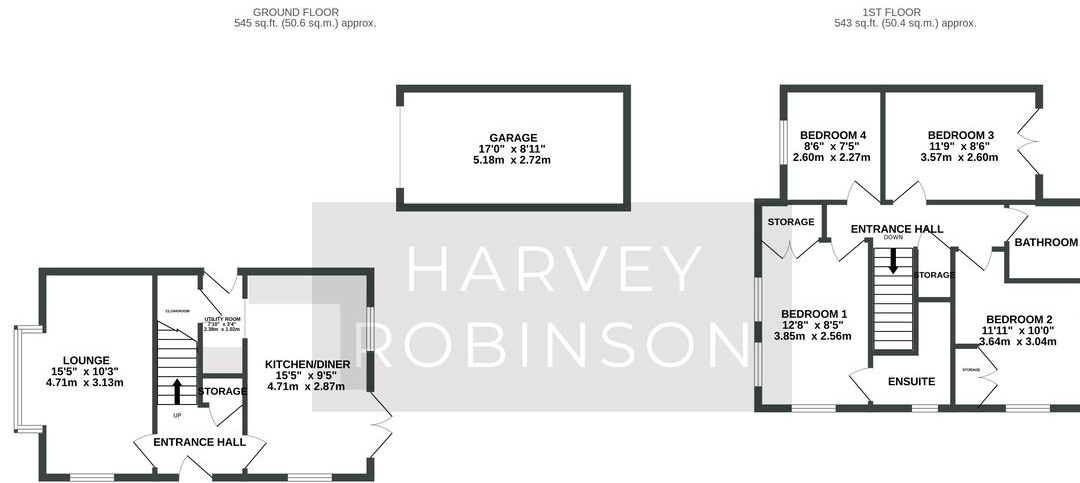
For independent whole of market mortgage advice please call the team to book your appointment.

View all our properties at [harveyrobinson.co.uk](http://harveyrobinson.co.uk)

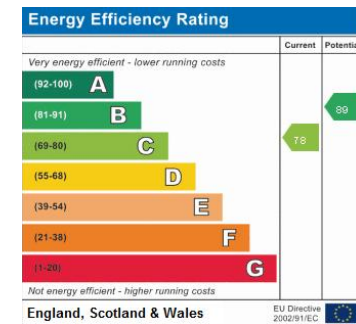








TOTAL FLOOR AREA: 1088 sq.ft. (101.1 sq.m.) approx.  
 Made with Metropix ©2024



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