



HARVEY ROBINSON

£425,000

Swynford Road

Alconbury Weald, PE28 4XH

PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to be offering For Sale this well presented Four Bedroom Detached Family Home. Situated in the popular location of Alconbury Weald, Huntingdon Briefly the property consists of Entrance Hall, Cloakroom, Lounge, Kitchen/Diner, Four Bedrooms, Family Bathroom, Ensuite to Master, Rear Garden, Garage and Driveway Parking for Multiple Vehicles. For more information and to arrange a viewing please contact Harvey Robinson Estate Agents in Huntingdon

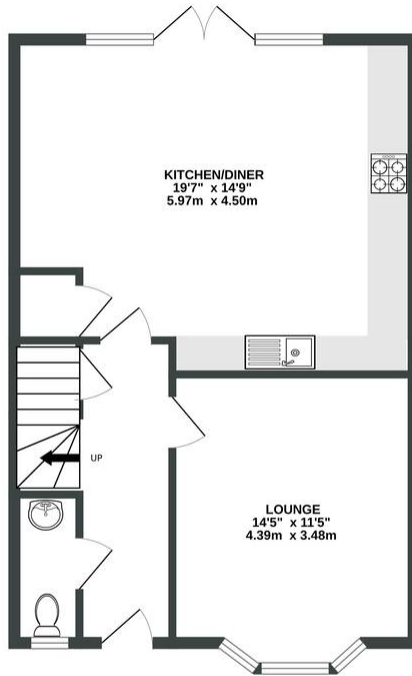
This highly sought after location at Alconbury Weald is a new development situated 4 miles North of Huntingdon and 18 miles South of Peterborough. Alconbury Weald is an up and coming development offering new and modern homes but keeping nature in mind. Whether you enjoy to kick back and relax over a nice meal, like to get out and get some fresh air or to keep fit, Alconbury Weald has what you need. Highly rated Bohemia Restaurant is on your doorstep as well as a fitness centre and convenience store. Ermine Street Academy is also within walking distance of the property if you have a young family. The bus route is also a short walk providing easy access to Central Huntingdon and Cambridge.

Huntingdon's town centre offers many further amenities and large super markets and is only within a 10-15 minutes' drive away. Major road links A1(M) & A14 and Huntingdon's Train Station are all also within close proximity making this an ideal location for all transport links.

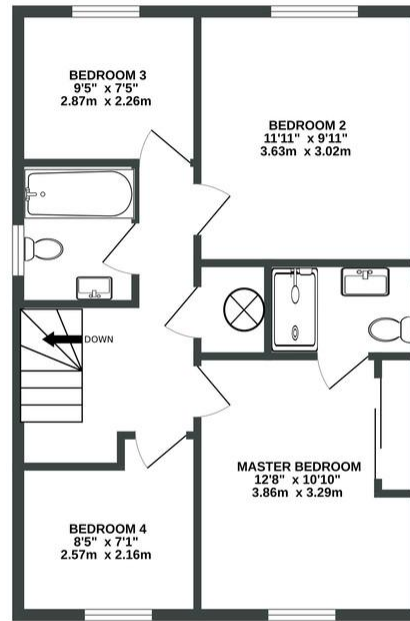




GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 sq.m.) approx.
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FAQs

Tenure: Freehold
 Council Tax Band: E
 EPC: B Rating
 Vendors Onward Movements:
 Purchasing a new build
 Primary School Catchment: Ermine Street Academy
 Secondary School Catchment: Sawtry Village Academy

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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