HARVEY ROBINSON

Offers In Excess Of
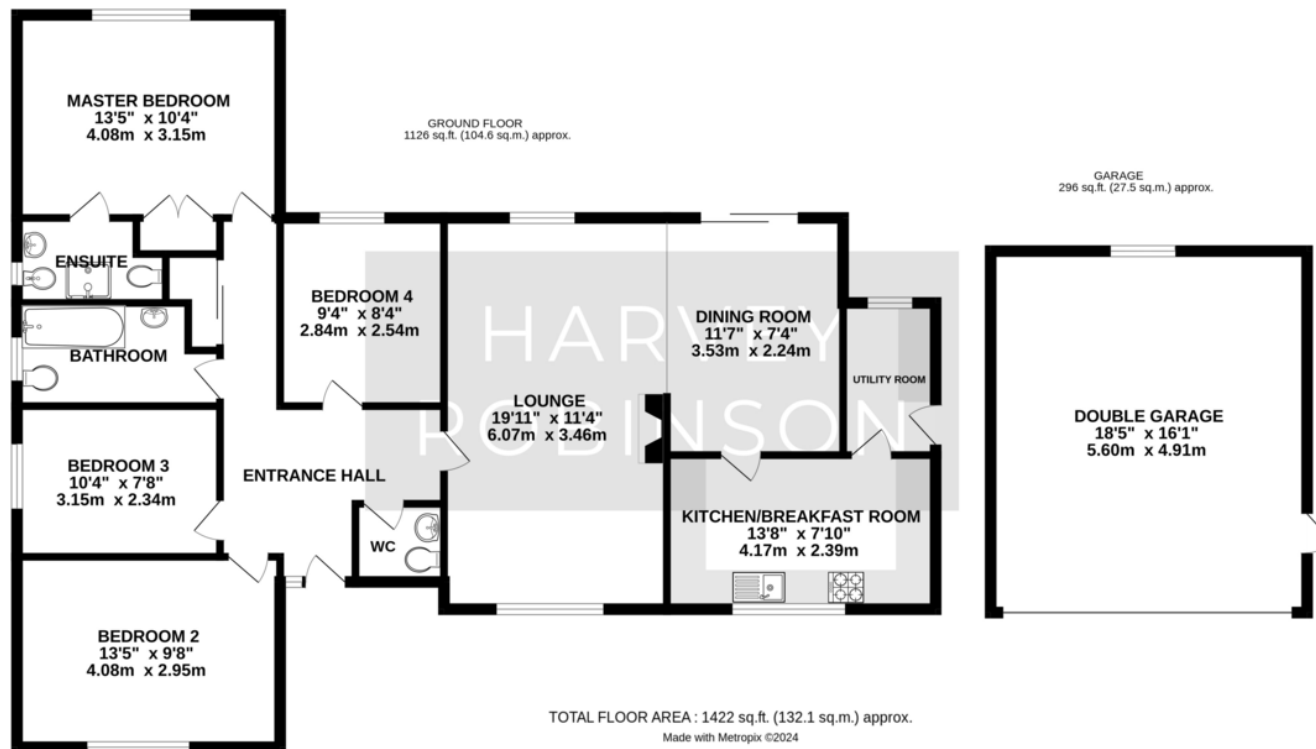£550,000
7 Cranfield Way
Brampton, PE28 4QZ

PROPERTY SUMMARY

Harvey Robinson Estate Agents in Huntingdon are delighted to present this stunning four-bedroom detached bungalow, located in the highly sought-after village of Brampton. Tucked away at the end of a quiet cul-de-sac in a non-estate setting, this property is truly a must-see to appreciate. Upon entering, you are welcomed by an entrance hall and a convenient cloakroom. The spacious 20ft open-plan lounge flows seamlessly into the dining room. The refitted kitchen/breakfast room is complemented by a convenient separate utility room.

The bungalow offers four well-appointed bedrooms, with the master bedroom offering its own ensuite wet room. Additionally, there is a family bathroom.

Situated on a generous 0.19-acre plot, the property features a mature rear garden, off-road parking at the front, and a double garage with electric doors.

This exceptional property must be viewed to be fully appreciated. For further information or to arrange a viewing, please contact our Huntingdon Office.

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Floor Plan

MASTER BEDROOM
13'5" x 10'4"
4.08m x 3.15m

GROUND FLOOR
1126 sq.ft. (104.6 sq.m.) approx.

GARAGE
296 sq.ft. (27.5 sq.m.) approx.

ENSUITE

BATHROOM

BEDROOM 4
9'4" x 8'4"
2.84m x 2.54m

DINING ROOM
11'7" x 7'4"
3.53m x 2.24m

UTILITY ROOM

LOUNGE
19'11" x 11'4"
6.07m x 3.46m

DOUBLE GARAGE
18'5" x 16'1"
5.60m x 4.91m

BEDROOM 3
10'4" x 7'8"
3.15m x 2.34m

ENTRANCE HALL

WC

KITCHEN/BREAKFAST ROOM
13'8" x 7'10"
4.17m x 2.39m

BEDROOM 2
13'5" x 9'8"
4.08m x 2.95m

TOTAL FLOOR AREA : 1422 sq.ft. (132.1 sq.m.) approx.
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FAQs

Freehold
Not conservation area
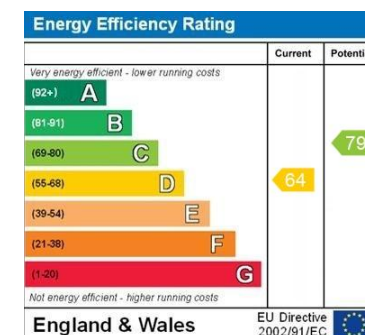Probate - Owned since new (1984) probate granted
Primary - Brampton
Secondary - Hinchingbrooke
Loft boarded - With Light and ladder
EPC - D-C
Council Tax - E
Estimated rental amount - £1200pcm in current condition, £1500pcm if in better condition.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

WWW.EPC4U.COM

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