



HARVEY ROBINSON

Offers In Excess Of
£285,000

Churchill Avenue
Wyton, PE28 2EG

- Mid Terraced Family Home
- Three Generous Bedrooms
- 17ft Lounge Diner
- Open Plan Kitchen Utility area

- Large Rear Garden
- Beautifully Presented Throughout
- Downstairs Cloakroom
- Ample Off-Road Parking



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present for sale this three-bedroom terraced home in the ever-popular village of Wyton-on-the-Hill. Perfect for a growing family, or first-time buyers, this property provides ample accommodation whilst being beautifully presented throughout. On the ground floor, this property provides a light and airy entrance hall which leads into a stunning 17ft dual aspect lounge. Doubling as a spacious dining room, this is truly the heart of the home and provides the perfect place to unwind with loved ones. The shaker-style kitchen and utility area is finished with pastel green metro tiles and boasts plenty of storage. The cloakroom completes the downstairs accommodation and is filled with natural light that floods through the skylight. Grey laminate flooring throughout the downstairs of the home creates a cohesive finish and ties in the warm colour palette. To the first floor, the master bedroom boasts built in storage, as well as the second and third bedroom. There is a refitted bathroom with a two-piece suite which has been finished with light grey tiles. There is a separate toilet accessible from the landing. To the front of the property there is a spacious driveway and to the rear, a newly landscaped garden can be found. The garden is mostly laid to lawn, with a ceramic patio which creates the perfect area for outdoor furniture to enjoy the warmer months. Interest on this beautiful property is expected to be very high, so to avoid missing out contact the St Ives to arrange a viewing.



LOCATION AND AMENITIES

Wyton on the Hill can be found just three miles from Huntingdon town centre in one direction and two miles from St Ives in the other. With a small population of just 1400 residents, Wyton offers a village-like feel with its own nursery and primary school within walking distance of the property. There is a bus stop for the guided bus on the estate providing direct access to central Cambridge. The nearest train station can be found in Huntingdon which provides direct access to central London in just over an hour. Nearby St Ives 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. In St Ives you will find plenty of shops including Waitrose 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 a mile you will also find a Morrisons & Aldi supermarket along with various other restaurants.





FAQ'S

Tenure: Freehold
Post Code for SatNav: PE28 2EG
What3Words Location: ///tentacles.upstarts.swells
Current Owners Purchased Property: 2023
Property Build: 1960's
Seller's Onward Movements: Purchasing locally
EPC Rating: D
Council Tax Band: B
Council Tax Cost: £1732.61
Rear Garden Boundary: Right and Rear
Rear Garden Aspect: West
Water Meter: Yes, in front garden
Boiler Installed: 2023
UPVC Windows: Installed in 2023
Loft: Boarded with a light
School Catchment Areas: Wyton Primary and St Peters Secondary
Estate Maintenance Charge: £40-£50 per month



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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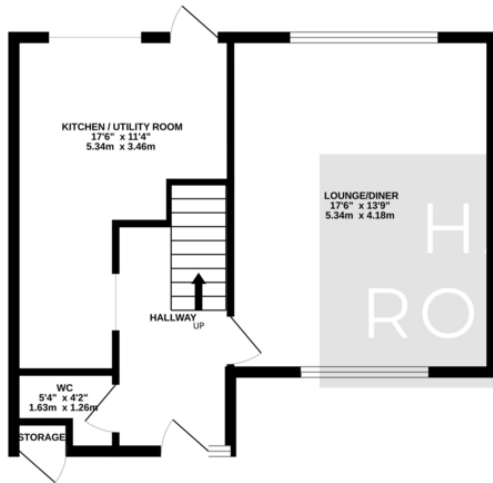
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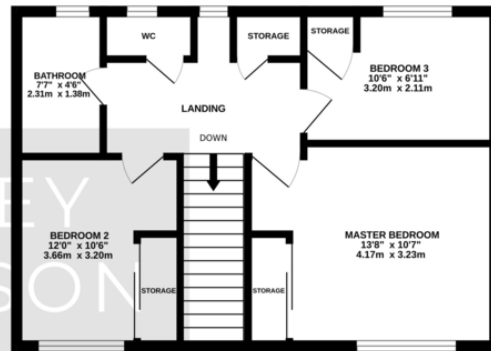




GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 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

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