

High Street	32 Market Square	24 High Street	Castles House	15 Thayer St, London	01480 4106400	01480 406400	01480 4106400	01480 406400	01480 4106400
Huntingdon	St Neots	Kimbolton	Marygate Office	15 Thayer St, London	01480 4106400	01480 406400	01480 4106400	01480 406400	01480 4106400
High Street	32 Market Square	24 High Street	Castles House	15 Thayer St, London	01480 4106400	01480 406400	01480 4106400	01480 406400	01480 4106400

Huntingdon Office: 01480 414800

The chart illustrates the relationship between energy use and cost. The vertical axis represents 'Yearly energy savings - lower running costs' and the horizontal axis represents 'Current running costs'. The chart is divided into six color-coded regions: A (red), B (orange), C (yellow), D (green), E (light blue), and F (dark blue). Each region is associated with a specific energy efficiency rating (A-F) and a range of energy use (e.g., 10-19 kWh/m² for F, 20-29 kWh/m² for E, 30-39 kWh/m² for D, 40-49 kWh/m² for C, 50-59 kWh/m² for B, and 60-69 kWh/m² for A). A green arrow on the left points from the top to the bottom of the chart, and a red arrow on the right points from the bottom to the top.

Region	Rating	Current running costs (kWh/m²)	Yearly energy savings - lower running costs
F	F	10-19	High
E	E	20-29	Medium-High
D	D	30-39	Medium
C	C	40-49	Medium-Low
B	B	50-59	Low
A	A	60-69	Very Low

The floor plan illustrates the layout of the First Floor. It features four bedrooms: Bedroom 1, Bedroom 2, Bedroom 3, and Bedroom 4. A central landing provides access to all rooms. A staircase leads down to the ground floor. The layout includes a bathroom, a shower room, and a separate toilet. The plan is annotated with labels for each room and fixture, and a note at the bottom indicates an approximate area of 58.4 square meters (626.3 square feet).

Approx. 58.4 sq. metres (626.3 sq. feet)

First Floor

Bedroom 1

Bedroom 4

Bedroom 3

Bedroom 2

Bathroom

Shower Room

Landing

Staircase

Approx. 83.3 sq. metres (900 sq. feet)

Ground Floor

Living Room

Kitchen/Breakfast Room

Family/Dining Room

Study

Store

WC

Hall

Utility

Roof Room

Total area: approx. 117 sq. metres (1250 sq. feet)



- Extended Detached home
- Stunning Family Room With Roof Lantern
- Living Room And Study
- Sought After Location
- Four Bedrooms
- Kitchen/Breakfast Room
- Generous Rear Garden
- Walking Distance To Train Station



Composite Double Glazed Door To Entrance Hall

Radiator, under stairs storage cupboard, dado rail, coving to ceiling, porcelain tiled flooring.

Cloakroom

Double glazed window to front aspect, fitted in a two piece suite comprising low level WC, vanity wash hand basin, dado rail, radiator, porcelain tiled flooring.

Living Room

13' 11" x 12' 2" (4.24m x 3.71m)

A double aspect room with double glazed window to front aspect and two double glazed windows to side, radiator, two wall light points, bespoke window seat storage box, coving to ceiling.

Kitchen/Breakfast Room

21' 1" x 9' 7" (6.43m x 2.92m)

Double glazed window to rear aspect, fitted in a range of base, drawer and wall mounted units with complementing work surfaces, breakfast bar, ceramic one and a half bowl single drainer sink unit with mixer tap, space for range style oven with cooker hood over, space for American style fridge freezer, bespoke seating and storage, timber panel work, radiator, recessed down lighters, coving to ceiling, porcelain tiled flooring.

Utility Room

6' 11" x 4' 3" (2.11m x 1.30m)

UPVC double glazed door to side aspect, wall mounted gas fired central heating boiler, base cupboard with work surface over, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine and dishwasher.

Family Room/ Dining Room

19' 0" x 12' 0" (5.79m x 3.66m)

A double aspect room with two double glazed windows to rear aspect, double glazed French doors to patio and double glazed window to side aspect, roof lantern, bespoke book case and cupboards, two radiators, recessed down lighters, Karndean flooring.

Study

10' 2" x 7' 7" (3.10m x 2.31m)

Radiator, timber panel work, integrated work desk and drawers, recessed down lighters, Karndean flooring.

First Floor Landing

Access to loft space, dado rail.

Master Bedroom

12' 0" x 12' 0" (3.66m x 3.66m)

Double glazed window to front aspect, radiator, range of built in wardrobes with hanging and shelving.

En Suite Shower Room

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, stone counter top with mounted wash hand basin, shower cubicle with independent shower unit fitted over, complementing tiling, heated towel rail, recessed down lighters, coving to ceiling.

Bedroom 2

9' 10" x 9' 6" (3.00m x 2.90m)

Double glazed window to rear aspect, radiator, recessed storage with hanging rail.

Bedroom 3

9' 1" x 8' 4" (2.77m x 2.54m)

Double glazed window to rear aspect, radiator, eaves storage cupboard.

Bedroom 4

10' 11" x 6' 11" (3.33m x 2.11m)

Double glazed window to front aspect, radiator.

Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, complementing tiling, radiator.

Outside

To the front is a driveway providing off road parking provision for two vehicles with car charging point and access to the Garage/Store with power and lighting. The rear garden is laid to lawn with patio area, trees, garden shed, outside lighting and enclosed by panel fencing.

Tenure

Freehold

Council Tax Band - E

