



Approximate Gross Internal Area
 Ground Floor = 48.4 sq m / 521 sq ft
 First Floor = 48.2 sq m / 519 sq ft
 Second Floor = 47.9 sq m / 515 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 157.2 sq m / 1,692 sq ft

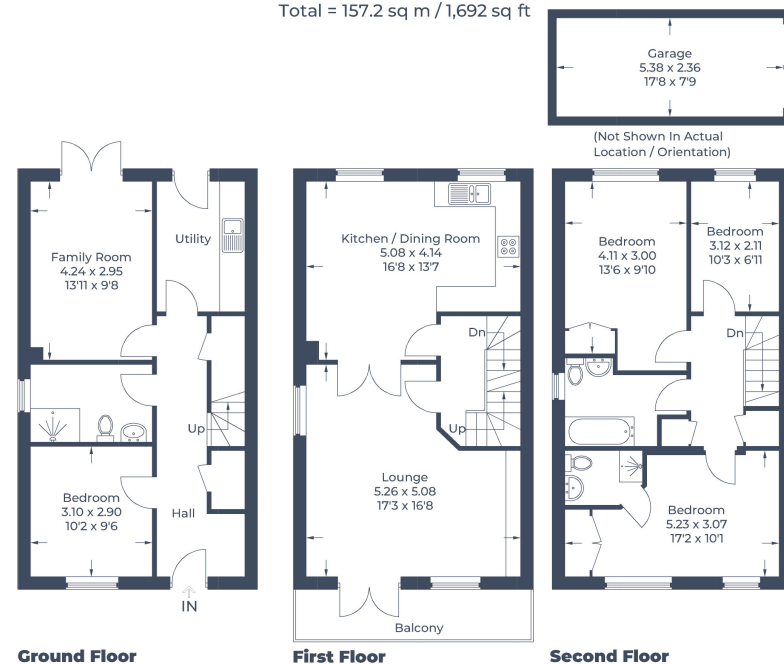


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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22 CARTWRIGHT CLOSE, ALCONBURY
 WEALD, HUNTINGDON, CAMBRIDGESHIRE.
 PE28 4LX

£450,000
 Freehold

Peter
 Lane
 PARTNERS
 EST 1990

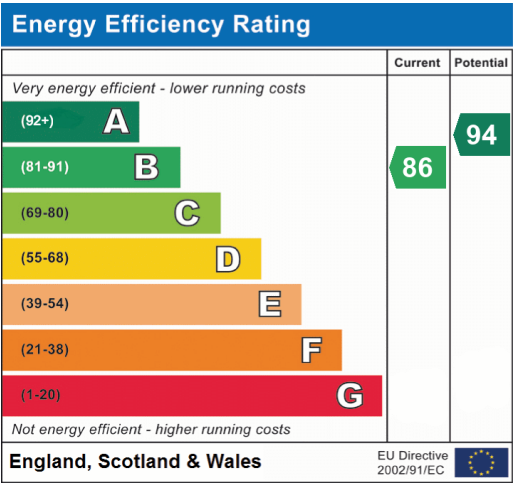
ABOUT THE PROPERTY

INTRODUCTION

An exceptional, recently built town house located on this much sought after development with OPEN VIEWS to the front of the cricket pitch and Pavilion. The house offers versatile accommodation across three floors offering three, four or five bedrooms, three bathrooms, two or three reception rooms with a stunning first floor balcony. The property has been dramatically improved by the current sellers to include AIR CONDITIONING to the first floor, Plantation Shutters to all doors and windows, contemporary decoration throughout and a southerly facing, landscaped garden. The property benefits from a First Floor Balcony which offers sufficient space for outdoor entertaining/dining. minutes). To the side of the property there is parking for two/three vehicles and an oversized single garage with power operated door and EV charging point. The property is offered with NO FORWARD CHAIN, viewings are highly recommended.

FEATURES

- Outstanding Town House of approx 1600 sq.ft
 - Versatile accommodation across three floors
 - Four or Five Bedrooms
 - Three Bathrooms
- Open views to the front of the cricket pitch and Pavilion
 - Favoured development, close to all facilities
 - Beautifully LANDSCAPED GARDENS.
 - NO FORWARD CHAIN



ALCONBURY WEALD

Alconbury Weald is a newly created development which accommodates a diverse range of residential property, purpose built office space (including the recently opened Cambridge County Council Headquarters), open parklands, walking trails and offers a frequent bus service into Huntingdon and the Mainline Station offering a FAST TRAIN service into London in under 50 minutes. Cartwright Close is within walking distance of the newly opened Watch Tower restaurant & bar, the COOP convenience store (open early until late 7 days of the week), numerous walking/cycling trails and within a few minutes’ walk to the Alconbury Weald bus service to Huntingdon Mainline Station. The property also offers beautiful views across the cricket pitch and Pavilion.

