

22, HARTFORD ROAD

HUNTINGDON • PE29 3QE





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- Stunning Character Home
- 23' Kitchen/Family Room
- Generous Overall Accommodation With Many Appealing Original Features
- Three double Bedrooms With 32' x 21' Loft Room
- Double Garaging And Mature Gardens
- Easy Access To Railway, Bus Station And Town Centre Services

This imposing and impressive Victorian home offers wonderfully proportioned, character accommodation retaining many original features. The house is positioned within the inner ring road and just a short walk to the town centre, both bus and railway stations. There are three double bedrooms with a large, undeveloped loft room offering additional accommodation (subject to relevant building regulations). The gardens are well established and private with double garaging positioned to the rear. A stunning overall home that must be viewed to be fully appreciated.

**Peter
Lane**
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Guide Price £495,000

Huntingdon branch: 01480 414800
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PILLARED ENTRANCE PORCH

Victoriana decorative floor tiling with glazed panel door to

ENTRANCE HALL

2.68m ceiling height, single panel radiator with display sill, high ceilings, dado rail, cornicing to ceiling, grand staircase leading to the first floor, further radiator, understairs storage cupboard, under stairs recess incorporating coats hanging area, glazed stripped pine door leading to **Sitting Room**.

CLOAKROOM

Re-fitted in a two piece white suite comprising low level WC with concealed cistern, vanity hand wash basin with granite work surfaces and storage, full ceramic tiling with glass contour border tiles, ceramic tiled flooring, extractor, chrome heated towel rail and recessed lighting.

SITTING ROOM

18' 2" x 14' 6" (5.54m x 4.42m)

Central feature fireplace with granite hearth and carved timber surround, 2.68m ceiling height, glass fronted display cabinets, display shelving, picture rail, decorative cornicing, double panel radiator, UPVC full height bay window to front elevation and high moulded skirting.





LIVING ROOM

13' 9" x 9' 10" (4.19m x 3.00m)

UPVC picture window to rear aspect enjoying views over the rear garden, single panel radiator, serving hatch to kitchen, picture rail, decorative cornicing, ornate ceiling rose and high moulded skirting.

KITCHEN/BREAKFAST ROOM

23' 4" x 8' 6" (7.11m x 2.59m)

Fitted in a range of base and wall cabinets with complementary work surfaces and tiled surrounds, single drainer one and half bowl resin sink unit and mixer tap, appliance spaces, concealed gas fired central heating boiler serving hot water system and radiators, integral automatic dishwasher, drawer units, shelved pantry, integrated electric oven, ceramic hob with bridging unit and extractor fan fitted above, part ceramic tiled and part engineered wood flooring and glazed door to side aspect.

GARDEN ROOM/CONSERVATORY

11' 3" x 8' 8" (3.43m x 2.64m)

Reinforced mono pitch glazed roofing, sliding double glazed patio doors to the rear garden terrace, double panel radiator and ceramic tiled flooring.

FIRST FLOOR GALLERIED LANDING

Retaining original balustrade, an L shaped space with picture window to side aspect, coving to ceiling and 2.74m ceiling height.

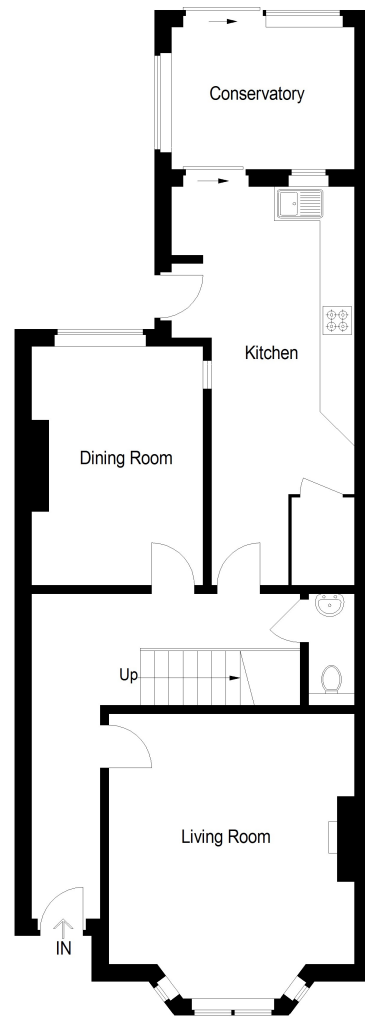


BEDROOM 1

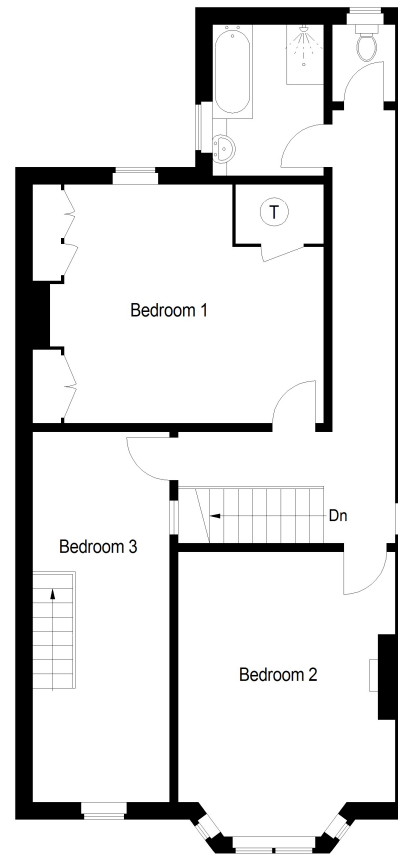
15' 11" x 13' 10" (4.85m x 4.22m)

UPVC picture window to rear aspect enjoying views over the rear garden, radiator, coving to ceiling, extensive range of bedroom furniture incorporating fitted wardrobe range, fixed shelving, cupboard units, dresser, extensive drawer units, central decorative cast Victoriana fireplace, coving to ceiling, walk-in airing cupboard housing pressurised hot water system.

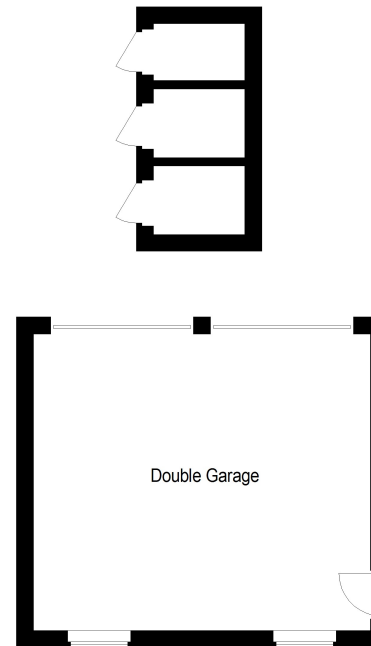
Approximate Gross Internal Area = 159.2 sq m / 1713 sq ft
Outbuildings = 37.8 sq m / 407 sq ft
Total = 197.0 sq m / 2120 sq ft



Ground Floor



First Floor



Outbuildings
(Not Shown In Actual Location / Orientation)

plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1225160)
Housepix Ltd

FAMILY BATHROOM

8' 6" x 6' 11" (2.59m x 2.11m)

Fitted in a range of white sanitaryware comprising low level WC, vanity hand wash basin with mixer tap, cabinet storage, double panel radiator, extensive ceramic tiling, panel bath with folding shower screen forming enclosure with independent shower fitted over, UPVC window to rear aspect, LVT flooring.

SEPARATE WC

Fitted with low level WC, vinyl floor covering, UPVC window to rear aspect and single panel radiator.

BEDROOM 2

17' 5" x 12' 10" (5.31m x 3.91m)

Full height UPVC bay window to front aspect, central decorative cast Victoriana fireplace, picture rail, double panel radiator and 2.24m ceiling height.

BEDROOM 3

21' 6" x 9' 0" (6.55m x 2.74m)

UPVC window to front aspect, double panel radiator, picture rail, stairs extending to second floor.

LOFT ROOM

32' 10" x 21' 0" (10.01m x 6.40m)

An undeveloped space with power, lighting, exposed brickwork chimney feature. A space with huge potential subject to regulations.

OUTSIDE

The frontage is hard landscaped and enclosed by low retaining brick wall. The rear gardens are beautifully arranged and landscaped with an extensive paved terrace, constructed borders with a selection of ornamental shrubs and trees. A range of brick built outbuildings incorporating a tool shed, additional store with wall mounted cabinets, water tap, quarry tiled flooring and an adjoining greenhouse. There is a central area of lawn, further trees and a selection of ornamental fruit trees. The detached **Double Garage** measures 19' 5" x 16' 11" (5.92m x 5.16m) with up and over roller doors, power, lighting, window to rear garden and private door to the side.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

TENURE

Freehold
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