



31 St. Margarets Road, Wyton

£440,000

 **Oliver James**  
Property Sales & Lettings



## 31 St. Margarets Road

Wyton, Huntingdon

Situated in the much sought after village of Wyton is this wonderful detached family home boasting four bedrooms, two reception rooms, a mature and landscaped rear garden, single garage and is sold with NO FORWARD CHAIN.

Council Tax band: E

Tenure: Freehold

- Detached Family Home.
- Four Bedrooms.
- Sought After Village Location.
- Two Reception Rooms.
- Gas Central Heating.
- UPVC Double Glazing.
- No Forward Chain.
- Integrated Kitchen Appliances.
- Enclosed and Landscaped Rear Garden.
- EPC: C.





## **INTRODUCTION**

A four bedroom detached home, offered in a sought after position within the village of Wyton. The property has a light and airy living room, further dining room and well appointed kitchen leading into the rear garden. Upstairs are four bedrooms, two doubles and two singles with a well presented family bathroom.

## **LOCATION**

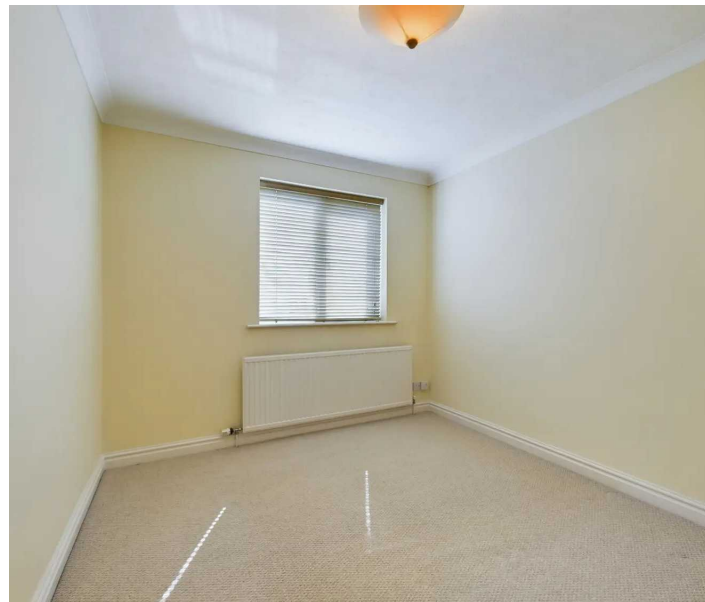
Situated approximately 2 miles East of Huntingdon with good transportation to London, and easy access to the popular market town of St.Ives, and the guided busway to Cambridge. This picturesque riverside village of Wyton and Houghton is highly sought after. The village has a strong and active sense of community with many activities taking place. It is home to the traditional flour making process by the Houghton Mill surrounded in beautiful countryside on the Great River Ouse. Wyton and Houghton have there own very good primary school, and the village is well serviced with transportation to secondary schools and the privately run school of Kimbolton. As well as wonderful countryside walkways. Wyton and Houghton also have good public houses, lovely tea rooms ,antique shop and community owned and run post office and stores

## **GROSS INTERNAL FLOOR AREA**

The Gross Internal Floor Area is approximately 1253 sq/ft / 116 sq/metres.

## **ENTRANCE HALL**

Composite door to side elevation. Radiator. Stairs to first floor.





#### **KITCHEN**

11' 4" x 9' 10" (3.45m x 3m)

Fitted with a range of wall and base mounted cupboard units with granite effect worksurface. UPVC door and window to rear elevation. Integrated fridge/freezer, dishwasher, electric oven and grill four ring ceramic hob with extra or hood over. Tiled flooring. Chrome heated towel rail. Stainless sink with drainer.

#### **LIVING ROOM**

11' 4" x 19' 9" (3.45m x 6.02m)

Two UPVC windows to front elevation. Two radiators.

#### **DINING ROOM**

11' 3" x 9' 2" (3.43m x 2.79m)

UPVC French doors to rear elevation. Radiator.

#### **CLOAKROOM**

5' 8" x 4' 6" (1.73m x 1.37m)

Fitted with a two piece suite comprising low level WC and wash hand basin. Obscure UPVC window to side elevation. Tiled flooring. Understair storage. Chrome heated towel rail.

#### **LANDING**

Loft access. UPVC window to side elevation. Radiator.

#### **PRINCIPAL BEDROOM**

11' 9" x 10' 5" (3.58m x 3.18m)

UPVC window to front elevation. Radiator. Built in bedroom furniture.

#### **BEDROOM 2**

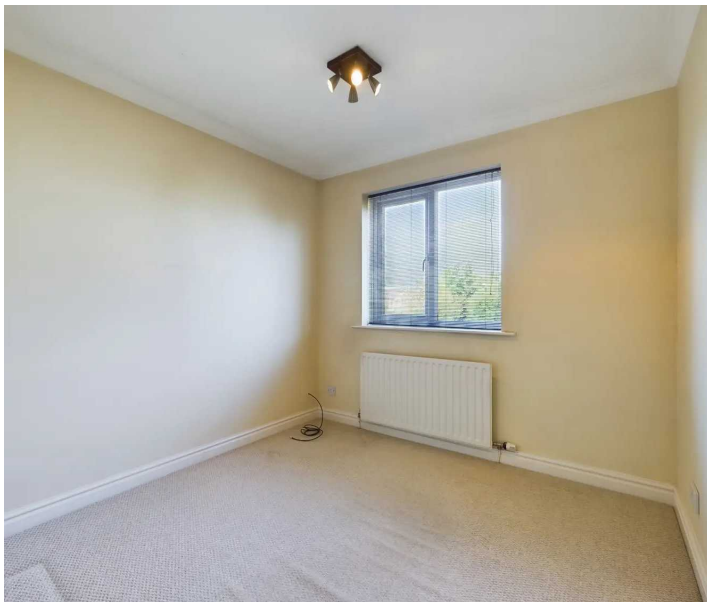
11' 4" x 10' 9" (3.45m x 3.28m)

UPVC window to rear elevation. Radiator. A range of built in bedroom furniture.

#### **BEDROOM 3**

9' 2" x 8' 10" (2.79m x 2.69m)

UPVC window to front elevation. Radiator.





#### **BEDROOM 4**

10' 9" x 8' 7" (3.28m x 2.62m)

UPVC window to rear elevation. Radiator. Airing cupboard with shelving and small radiator.

#### **BATHROOM**

9' 2" x 5' 3" (2.79m x 1.6m)

Fitted with a three piece suite comprising "P" bath with independent shower over, low level WC and wash hand basin. Obscure UPVC window to side elevation. Chrome heated towel rail. Tiled flooring.

#### **EXTERNAL**

Gravelled driveway to the side providing parking for numerous cars, with a landscaped rear garden to the rear with patio seating area and mature flower and shrub borders.

#### **GARAGE**

16' 5" x 7' 12" (5m x 2.44m)

Electric roller door to front elevation. Power and lighting. Gas fired central heating boiler. Personal door to garden.

#### **COUNCIL TAX**

Band E.

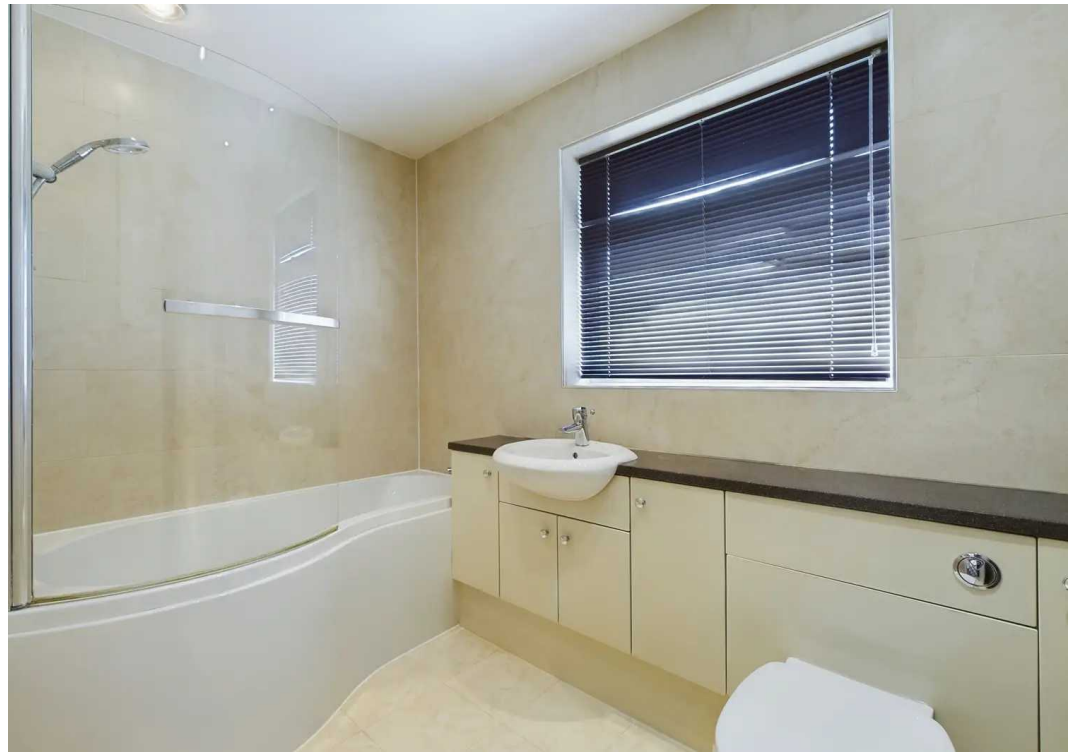
#### **TENURE**

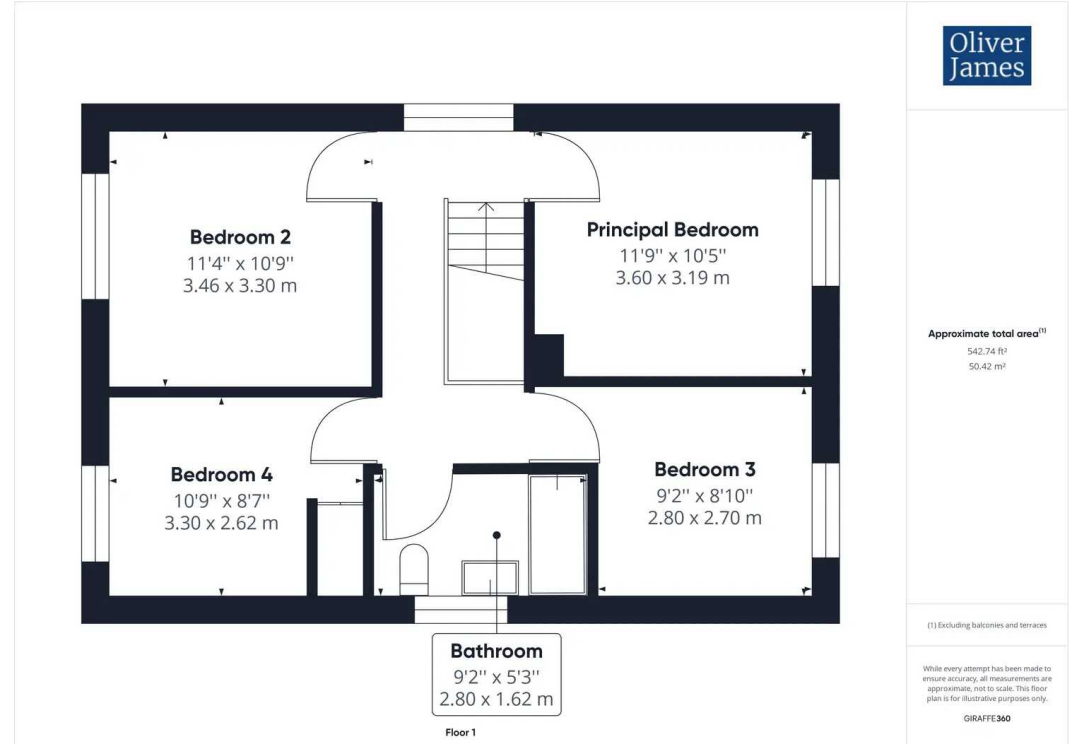
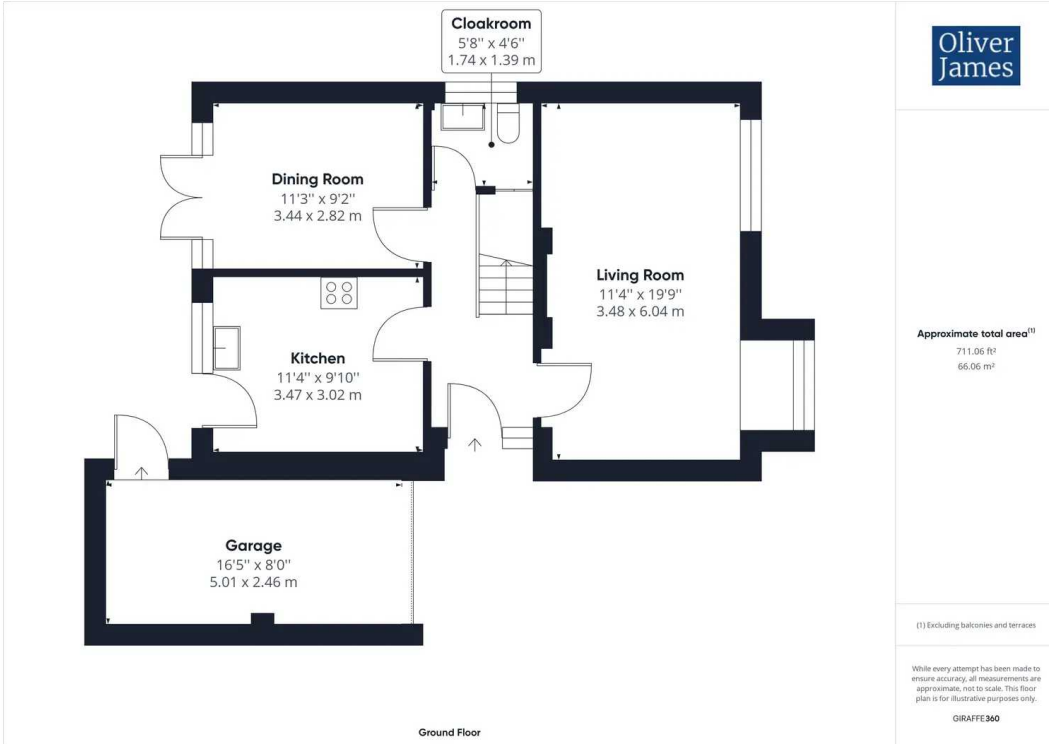
Freehold

#### **AGENTS NOTES**

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.









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