



4 The Copse, Huntingdon  
£535,000

 **Oliver James**  
Property Sales & Lettings



## 4 The Copse

Huntingdon, Huntingdon

An executive detached home of 1586 sq/ft / 147 sq/metres with double garaging, south facing garden and plenty of parking. The property also benefits from fully owned solar panels.

Council Tax band: E

Tenure: Freehold

- Executive detached family home.
- Five double bedrooms.
- The Gross Internal Floor Area is approximately 1586 sq/ft / 147 sq/metres.
- Block paved driveway parking for numerous vehicles.
- Well appointed kitchen / breakfast room.
- Well landscaped south facing rear garden.
- Fully owner solar panels.
- Situated within walking distance of the hospital, train station and town centre.
- Double garage with power and lighting.
- EPC: B.





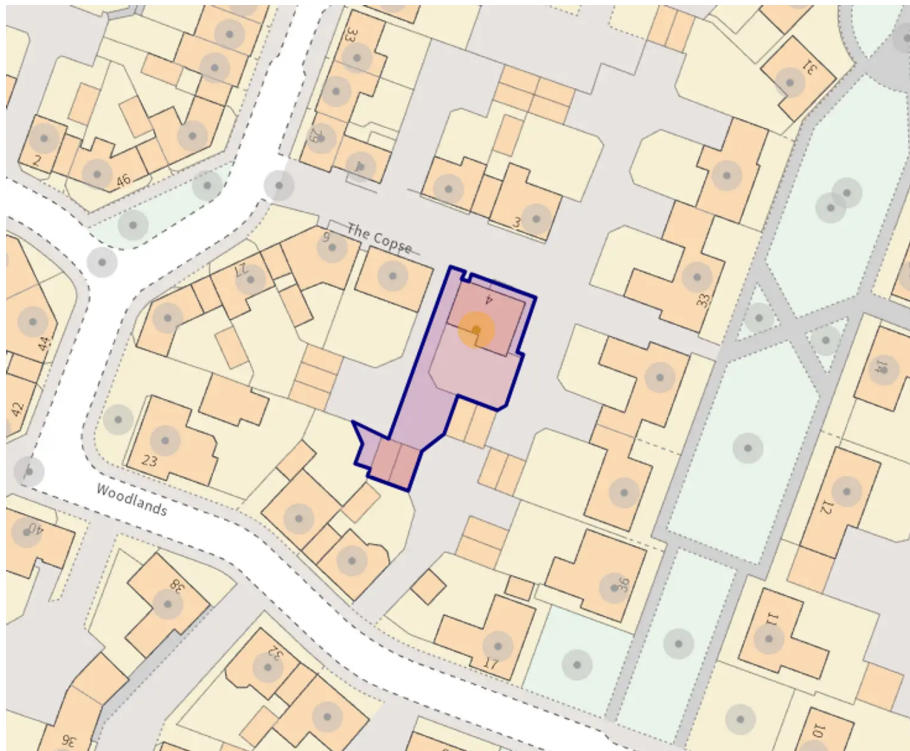
## INTRODUCTION

The property is tucked away in a pleasant cul-de-sac with no through traffic and the double garage and parking situated to the rear. There are two large reception rooms downstairs with a cloakroom as well as a well appointed kitchen / breakfast room with separate utility room and pantry cupboard. On the first floor the two principal bedrooms have en-suite showers as well as there being the smaller bedroom, which is still a double room. The second floor has two large double rooms with roof windows and a well presented bathroom.

## LOCATION

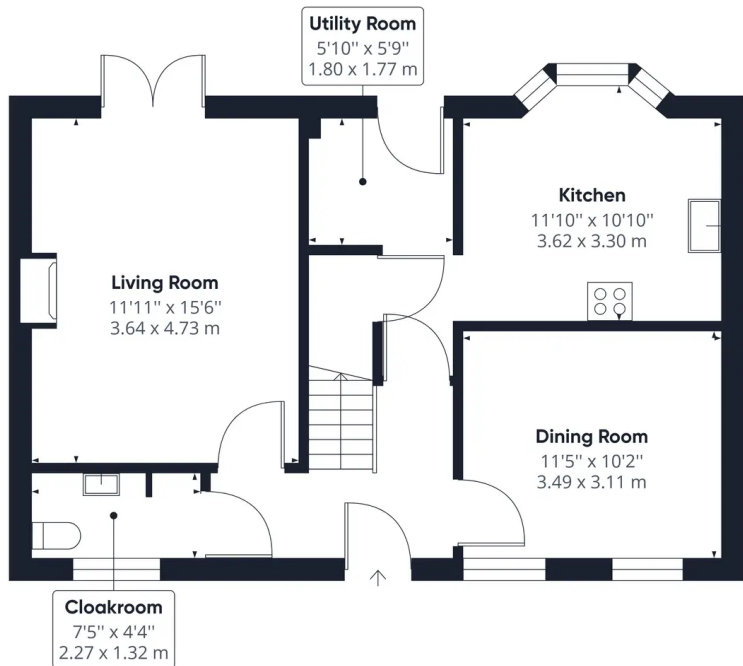
Situated within the highly sought after Hinchingsbrooke Park estate, the property is located within walking distance of Huntingdon Town Centre, the Bus Station providing the Guided Bus route in Cambridge as well as Huntingdon Train Station offering fast line trains into London Kings Cross within 45 minutes. Situated within the estate is schooling, shops as well as a supermarket and Hinchingsbrooke Country Park offering mountain bike riding, walks and picnic areas.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Ground Floor

Oliver James

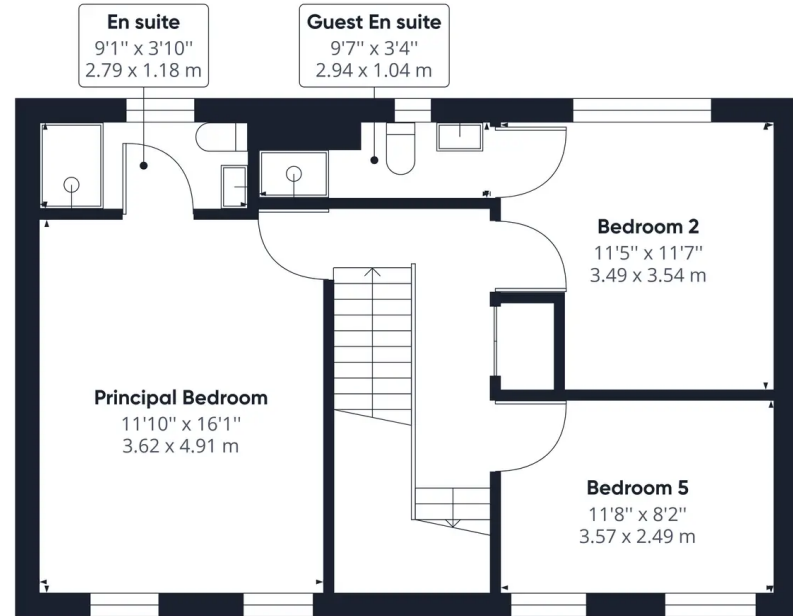
Approximate total area<sup>(1)</sup>

608.55 ft<sup>2</sup>  
56.54 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

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Approximate total area<sup>(1)</sup>

602.52 ft<sup>2</sup>  
55.98 m<sup>2</sup>

(1) Excluding balconies and terraces

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