



91 Sparrowhawk Way, Hartford

Guide Price £440,000

 **Oliver James**
Property Sales & Lettings



91 Sparrowhawk Way

Hartford, Huntingdon

An absolutely stunning refurbished home with westerly facing rear garden, ideally located within the desired Birds estate of Huntingdon. Council Tax band: E

Tenure: Freehold

- Aesthetically pleasing detached family home.
- Four good sized bedrooms.
- The Gross Internal Floor Area is approximately 1215 sq/ft / 112 sq/metres.
- Replacement UPVC windows and doors throughout.
- Beautifully refitted kitchen / dining room with separate utility.
- Refitted cloakroom, en-suite shower room and family bathroom.
- A westerly facing rear garden.
- Ideally situated within the desired birds estate of Hartford, Huntingdon.
- Two large reception rooms, ideal for working from home.
- EPC: C.





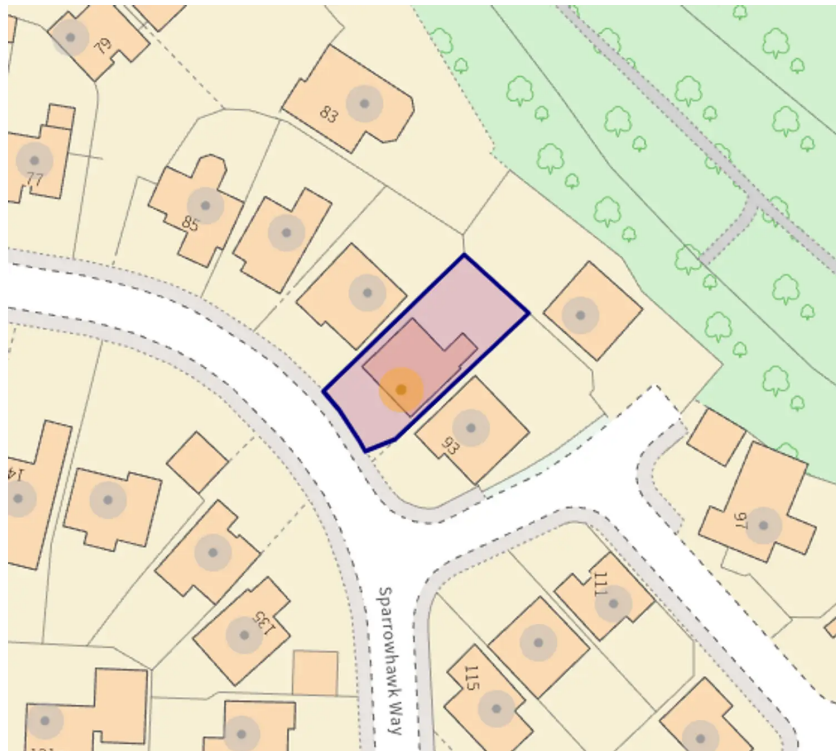
INTRODUCTION

The property is aesthetically pleasing from the front with a block paved driveway providing parking for multiple vehicles. The entrance hall has herringbone luxury tiled flooring, which continues through most of downstairs and some downstairs storage. The garage has been converted to an additional reception room and there is an additional reception room as well. The kitchen is the hub of the home with quartz worksurfaces and integrated appliances with a breakfast bar and space for a dining table. There is also a utility room and separate cloakroom. Upstairs are four well proportioned bedrooms, three of which have built in wardrobes. The principal bedroom has a refitted en-suite shower room with large rainfall shower head and the bathroom has been refitted in similar styling as well. The garden has been well landscaped and offers a fair degree of privacy with gated side access.

LOCATION

Well established within the sought after "Birds Estate" of Huntingdon, the property provides easy access onto the A14/A1 road network as well as being within walking distance of a guided bus stop to Cambridge. Schools catering for all age groups, both private and public can be found within a 20 mile radius. Huntingdon itself benefits from a variety of independent shops, larger supermarkets and retail outlets. Within cycling distance, Huntingdon Train Station provides access to London Kings Cross in under an hour.



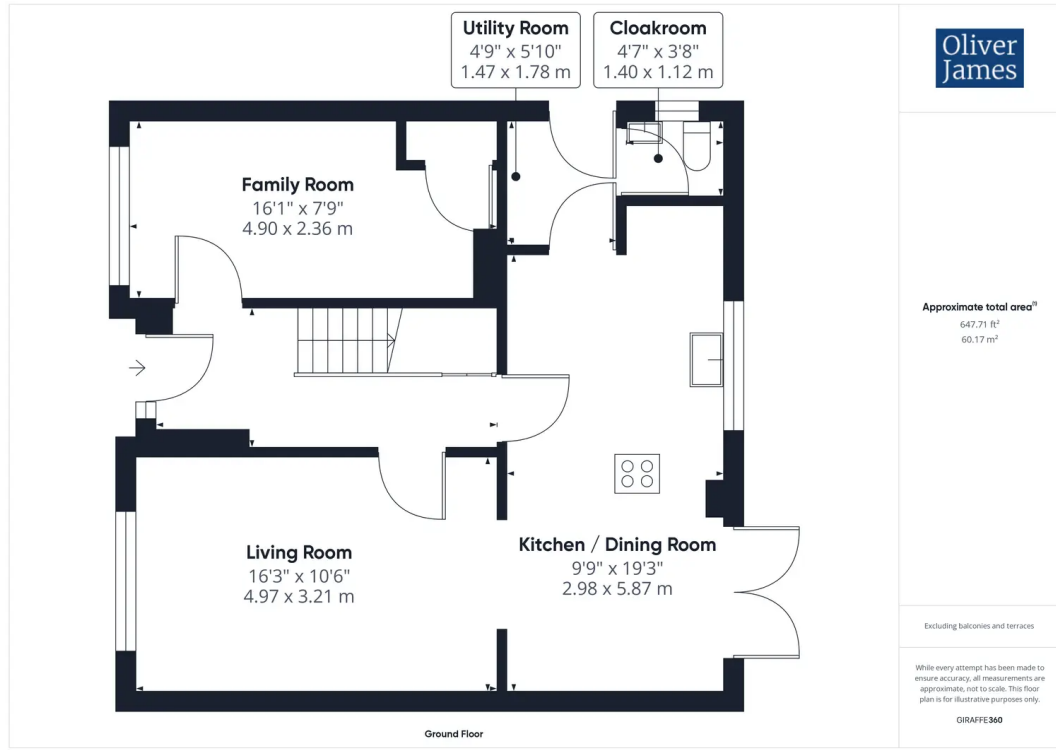


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total Area: 132.5 m² ... 1426 ft²
All measurements are approximate and for display purposes only



Approximate total area¹⁾
647.71 ft²
60.17 m²

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.