



1 Drivers Avenue, Huntingdon  
£375,000

 **Oliver James**  
Property Sales & Lettings



# 1 Drivers Avenue

Huntingdon, Huntingdon

An extended home of 1280 sq/ft / 119 sq/metres sitting on a mature plot of 0.12 acres with single garaging and fully owned solar panels. Within walking distance of the Town Centre & Train Station.

Council Tax band: C

Tenure: Freehold

- Extended semi-detached home.
- Four well proportioned bedrooms.
- Three reception rooms.
- The Gross Internal Floor Area is approximately 1,280 sq/ft / 119 sq/metres.
- A large principal bedroom with en-suite shower room and walk in wardrobe.
- A mature, well maintained and presented, plot of 0.12 acres.
- Plenty of driveway parking for numerous vehicles.
- 25 minute walk / 10 minute cycle ride to Huntingdon Train Station.
- Single garage.
- EPC: C.





## INTRODUCTION

Sitting on a mature plot of 0.12 acres the property benefits from front, side and rear gardens with plenty of parking. The original property is steel framed with the two storey extension to the side being standard construction. A large entrance hall leads into the living room with cast iron log burner with the dining room to the rear of property with access into the garden. The kitchen has plenty of storage cupboards as well as a range style cooker and there is also a separate utility room and downstairs cloakroom. Ideal for working from home, a separate study overlooks the front of the property. Upstairs are four bedrooms, three large doubles and one single room with an additional modern family bathroom. The principal bedroom has an en-suite shower room and large walk in wardrobe. The property also benefits from a single garage as well as fully owned solar panels providing a feed in tariff and cheaper running costs.

## LOCATION

Situated on the outskirts of Huntingdon Town Centre the property provides easy access onto the A14/A1 road network. 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.

## GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 1,280 sq/ft / 119 sq/metres.

## ENTRANCE HALL

UPVC door to front elevation. Tiled flooring. Radiator. Stairs to first floor.





#### **LIVING ROOM**

12' 10" x 13' 4" (3.91m x 4.06m)

Three UPVC windows to front elevation. Radiator. Cast iron multi fuel burner.

#### **DINING ROOM**

11' 0" x 7' 9" (3.35m x 2.36m)

UPVC sliding doors to rear elevation. Wooden flooring. Radiator.

#### **KITCHEN**

9' 3" x 15' 0" (2.82m x 4.57m)

Fitted with a range of wall and base mounted cupboard units with a granite effect worksurface. UPVC window to rear elevation. Stainless steel sink with drainer. Free standing range style cooker with extractor hood over. Plumbing for dishwasher. Space for fridge/freezer. Built in double cupboard and further single cupboard. Tiled flooring.

#### **LOBBY**

Large cloaks cupboard. Radiator. Tiled flooring.

#### **STUDY**

8' 10" x 6' 11" (2.69m x 2.11m)

UPVC window to front elevation. Radiator. Wood effect flooring.

#### **CLOAKROOM**

2' 9" x 4' 2" (0.84m x 1.27m)

Fitted with a two piece suite comprising low level WC and wash hand basin. Obscure UPVC window to rear elevation. Radiator.

#### **UTILITY ROOM**

5' 9" x 7' 2" (1.75m x 2.18m)

Fitted with a range of base mounted cupboard units with a fitted worksurface. UPVC window to rear elevation. Plumbing for washing machine and space for tumble dryer. Wall mounted gas fired boiler, installed 2009 and recently serviced. Radiator.





## LANDING

### PRINCIPAL BEDROOM

12' 1" x 9' 7" (3.68m x 2.92m)

UPVC window to front elevation. Radiator. Wood effect flooring.

### EN-SUITE

5' 9" x 4' 10" (1.75m x 1.47m)

Fitted with a three piece suite comprising shower cubicle with electric shower over, low level WC and wash hand basin with vanity cupboard underneath. Obscure UPVC window to rear elevation. Wood effect flooring. Radiator. Extractor fan.

### WALK IN WARDROBE

5' 10" x 4' 10" (1.78m x 1.47m)

Wood effect flooring. Hanging rails.

### BEDROOM 2

11' 1" x 11' 0" (3.38m x 3.35m)

Three UPVC windows to front elevation. Radiator. Wood effect flooring. Built in double wardrobe. Airing cupboard housing the hot water tank.

### BEDROOM 3

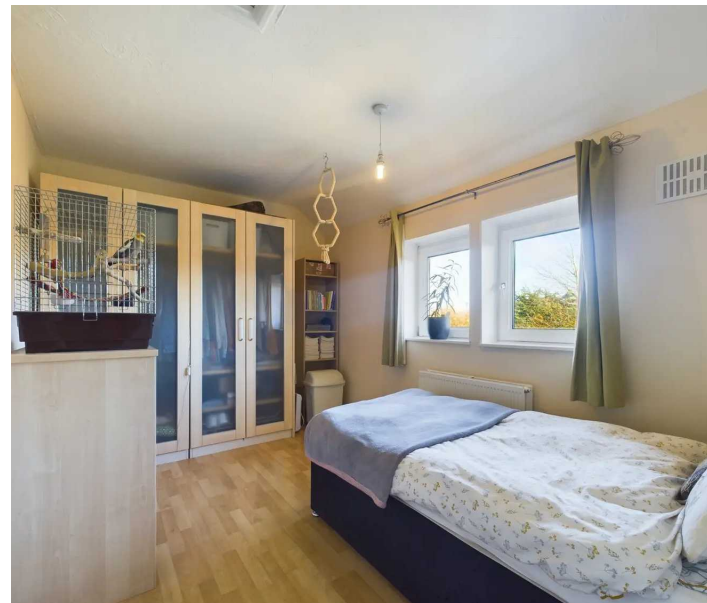
12' 5" x 8' 2" (3.78m x 2.49m)

UPVC window to rear elevation. Radiator. Wood effect flooring.

### BEDROOM 4

6' 2" x 9' 6" (1.88m x 2.90m)

Two UPVC windows to front elevation. Radiator. Wood effect flooring.





### **BATHROOM**

7' 11" x 5' 4" (2.41m x 1.63m)

Fitted with a three piece suite comprising "P" shaped bath with electric shower over, tiled surrounds and shower screen, low level WC and wash hand basin with vanity cupboard underneath. Two obscure UPVC windows to rear elevation. Chrome heated towel rail. Extractor fan. Wood effect vinyl flooring

### **EXTERNAL**

The property is ideally situated on a corner plot with mature hedging screening the front and side gardens and an access gate leading in. To the side of the plot are double timber gates leading to the gravelled parking area for numerous cars and the single garage. The rear garden is south / easterly in orientation enjoying the morning to daytime sun with a large number of flower and shrub borders, various patio seating areas and a picturesque timber pergola leading to the bottom of the garden.

### **GARAGE**

Of cast concrete construction with up and over door to the front elevation.

### **SOLAR PANELS**

The property benefits from fully owned solar panels to the rear elevation which provide cheaper running costs as well as a feed in tariff of approximately £600 p/a.

### **COUNCIL TAX**

The Council Tax Band for the Property is C.

### **TENURE**

The Tenure of the Property is 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.

### **MONEY LAUNDERING REGULATIONS**

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.





## **GARDEN**

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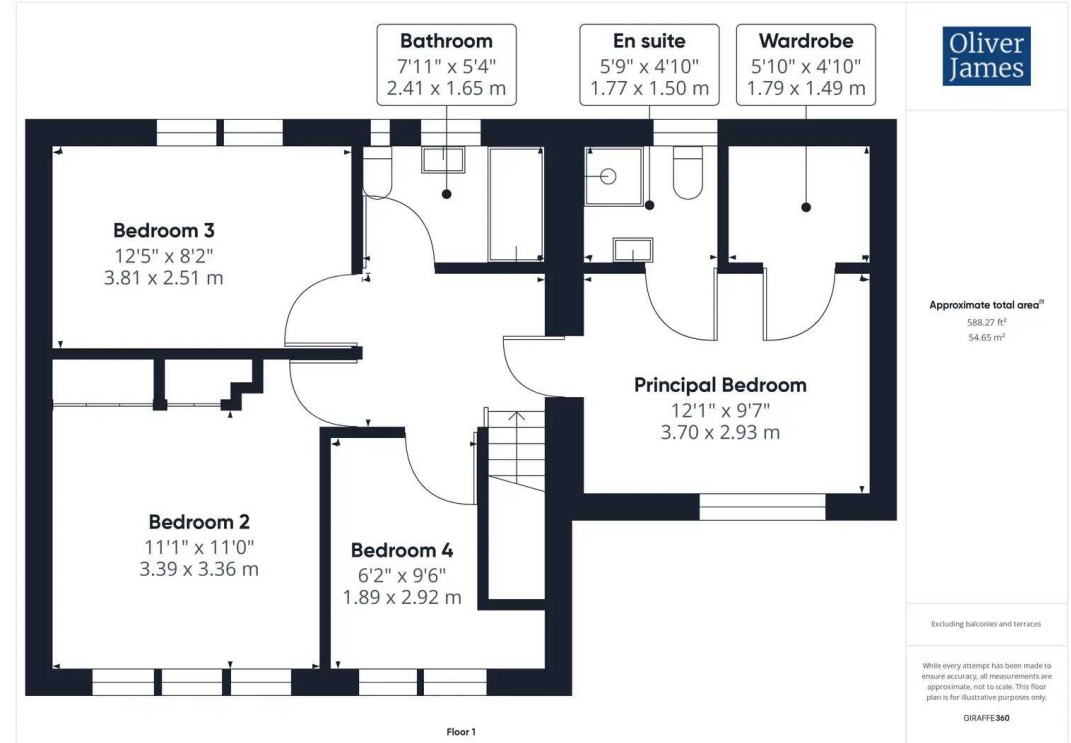
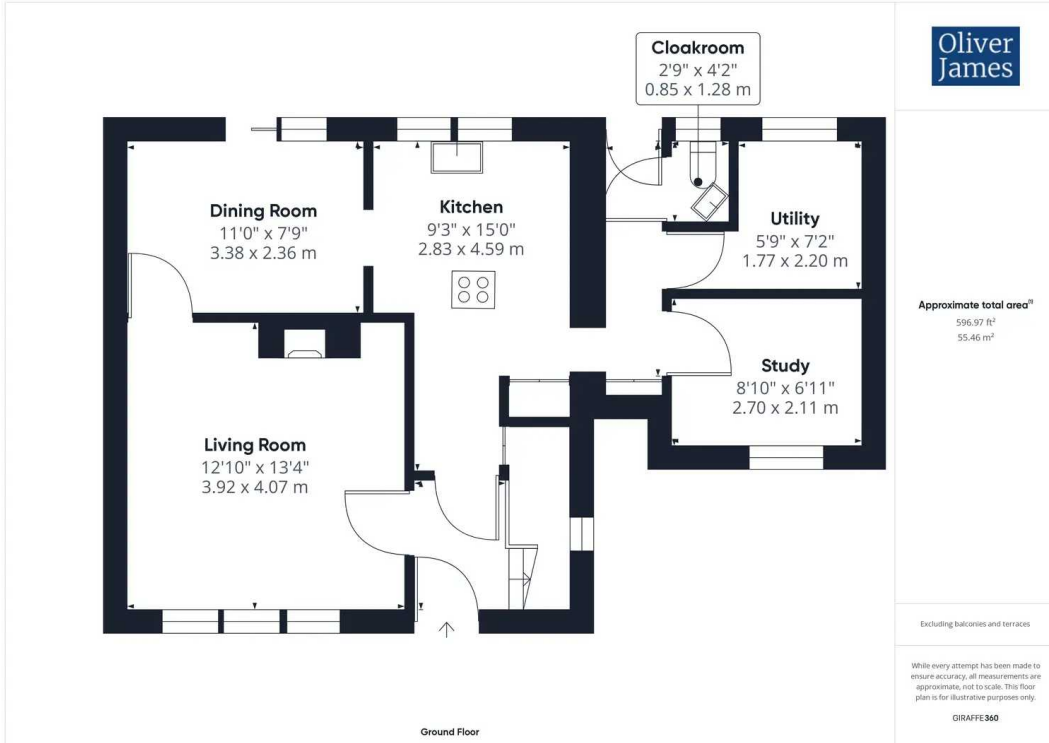
## **GARAGE**

6 Parking Spaces

There is driveway parking to the side of the plot for numerous vehicles.









## Oliver James Property Sales & Lettings

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