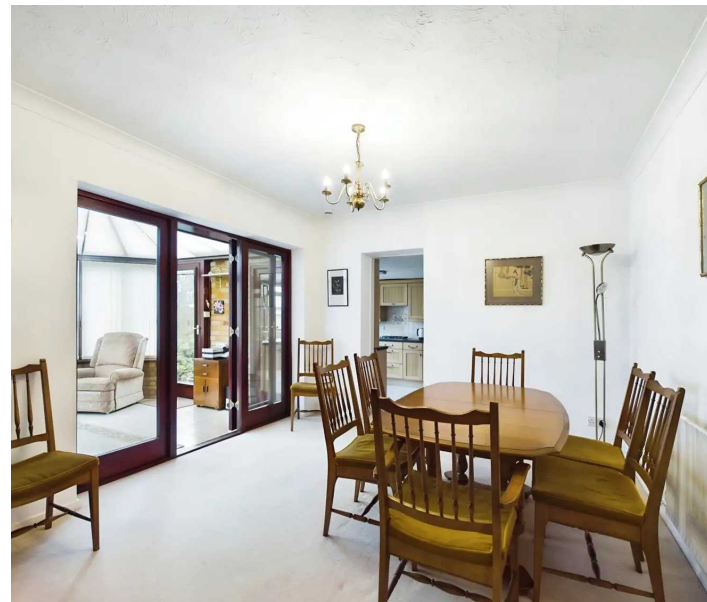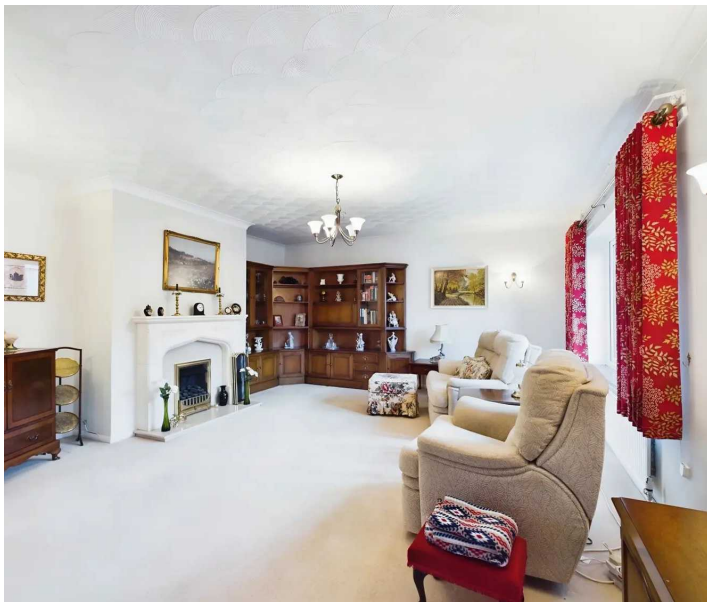# 1 Charles Drive, Hartford
£490,000

1 Charles Drive

Hartford, Huntingdon

A well positioned, detached, four bedroom / two bathroom bungalow of 1389 sq.ft with detached double garaging and south facing rear garden. Council Tax band: E

Tenure: Freehold

- Substantial detached bungalow on a 0.15 acre plot.
- The Gross Internal Floor Area is approximately 1389 sq.ft. / 129 sq/metres.
- Four bedrooms / two bathrooms.
- Gas fired central heating.
- Two reception rooms and further vaulted ceiling conservatory.
- South facing rear garden.
- Detached double garage with conversion potential.
- Plenty of driveway parking for numerous vehicles.
- Ideally situated close to local bus routes, shops and riverside walks.
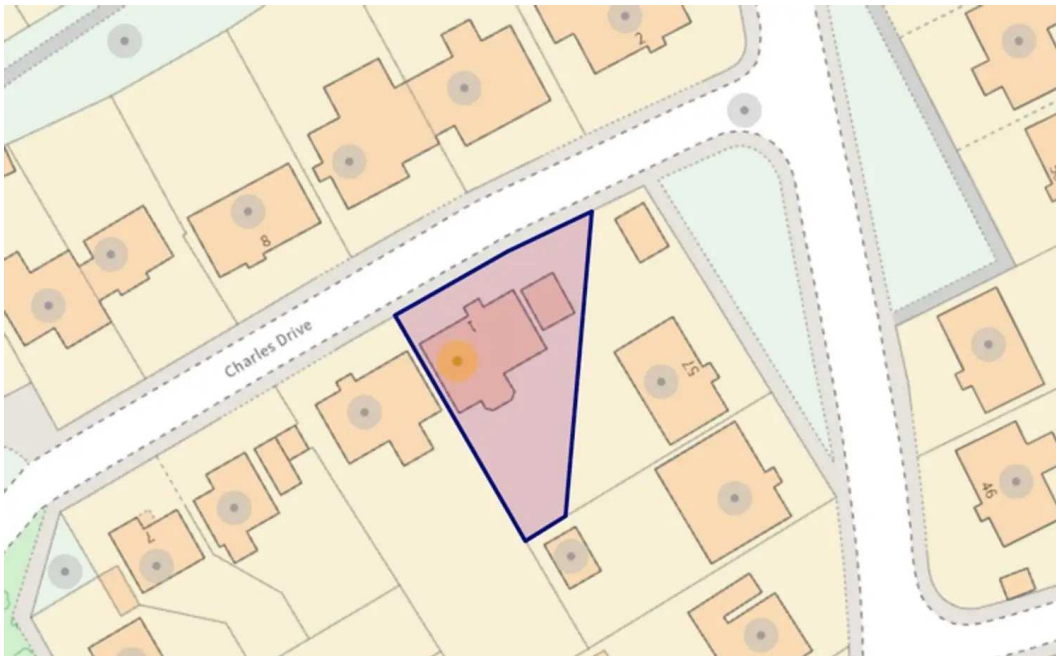- EPC: E.

INTRODUCTION

The detached bungalow is situated within Charles Drive, just off Desborough Road in Hartford which is a popular residential area with Huntingdon. A real feature of the property is the triangular plot with a wide frontage providing parking to the front of the double garage as well as an additional driveway to the side. The accommodation is spacious yet versatile offering the potential for multi-generational living with a principal bedroom with en-suite separate from the other three bedrooms. There is also the potential for a loft conversion or converting the detached double garage into additional accommodation or a home office, subject to the relevant consent.

LOCATION

The village of Hartford is a suburb of Huntingdon and based on the northern bank of the River Ouse providing easy access to lovely countryside and riverside walks. There is a village shop, as well as a small range of independent shops and pubs and it is an easy walk to the bus stop. Huntingdon itself benefits from a variety of independent shops, larger supermarkets and retail outlets. Huntingdon train station provides access to London Kings Cross in under 50 minutes. The property is also a minute walk away from a stop to the Guided Bus which which picks up the guided bus into Cambridge in under an hour.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(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		77
(55-68) D		
(39-54) E		
(21-38) F	45	
(1-20) G		
Not environmentally friendly - higher CO$_2$ emissions		

England, Scotland & Wales — EU Directive 2002/91/EC

Conservatory
14'1" x 10'11"
4.30 x 3.34 m

Bathroom
6'5" x 7'3"
1.96 x 2.22 m

Kitchen
9'5" x 15'9"
2.88 x 4.82 m

Bedroom 3
13'3" x 8'6"
4.06 x 2.59 m

Dining Room
13'3" x 10'8"
4.06 x 3.26 m

Bedroom 3
9'4" x 5'7"
2.86 x 1.71 m

Hallway
8'0" x 8'7"
2.46 x 2.64 m

En suite
5'11" x 3'11"
1.82 x 1.21 m

Bedroom 2
11'6" x 9'9"
3.52 x 2.98 m

Living Room
20'7" x 15'8"
6.28 x 4.79 m

Principal Bedroom
9'6" x 12'10"
2.90 x 3.93 m

Porch
6'10" x 3'11"
2.09 x 1.21 m

Oliver
James

Approximate total area[1]
1389.81 ft²
129.12 m²

(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.

GIRAFFE360