



12 Beaumont Close, Hartford
£425,000

 **Oliver James**
Property Sales & Lettings



12 Beaumont Close

Hartford, Huntingdon

A wonderfully styled home with single garaging and plenty of driveway parking, ideally located in a quiet cul-de-sac location with Hartford.

Council Tax band: E

Tenure: Freehold

- Beautifully styled detached family home.
- 4 bedrooms.
- 2.5 bathrooms.
- The Gross Internal Floor Area is approximately 1139 sq.ft. / 105 sq.metres. (Excluding the single garaging)
- Contemporary, stylish, en-suite & family bathroom.
- Single garage with power, lighting & internal access door.
- Ideally located in a cul-de-sac providing easy access to road links.
- Extended UPVC conservatory overlooking the rear garden.
- Plenty of driveway parking.
- EPC: C.





INTRODUCTION

12 Beaumont Close is located in a small cul-de-sac of residential homes tucked away off Sapley Road within Hartford, Huntingdon. The property has a recently laid hard standing driveway to the front with access to the garage. The accommodation has been upgraded by the current owner to provide modern, stylish accommodation throughout. The two reception rooms allow a comfortable living space as well as a separate dining room with the additional UPVC conservatory overlooking the rear garden. There is also a functional utility room and downstairs cloakroom. Upstairs are four well proportioned bedrooms and a modern, refitted, family bathroom. The principal bedroom also has an en-suite shower room, ideal for family life.

EPC Rating: C

LOCATION

The property is located on the Northern outskirts of Huntingdon providing easy and quick access onto the major road networks giving access in all directions. 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. Huntingdon Train Station is just a 15 minute cycle ride away with access to London Kings Cross in under an hour and the bus station picks up to the Guided Bus which takes you into central Cambridge in under 35 minutes.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	82
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	69	83
England, Scotland & Wales	EU Directive 2002/91/EC	

