



56 Senliz Road, Alconbury Weald

Offers Over **£700,000**

 **Oliver James**
Property Sales & Lettings



56 Senliz Road

Alconbury Weald, Huntingdon

A stunning five bedroom / four bathroom home of 2163 sq.ft. / 201 sq.metres with South facing rear garden and double garaging.

Council Tax band: F

Tenure: Freehold

- A unique opportunity to own a former show home.
- Five double bedrooms.
- A downstairs cloakroom, Jack & Jill family bathroom, two en-suites & shower room.
- The Gross Internal Floor Area is approximately 2163 sq.ft. / 201 sq.metres.
- Quick access onto the A1 road network.
- Huntingdon Train Station is located under 5 miles away with London Kings Cross reachable in less than an hour.
- Larger than average south facing garden.
- Double garaging.
- Ideally located within walking distance of local facilities.
- EPC: B.





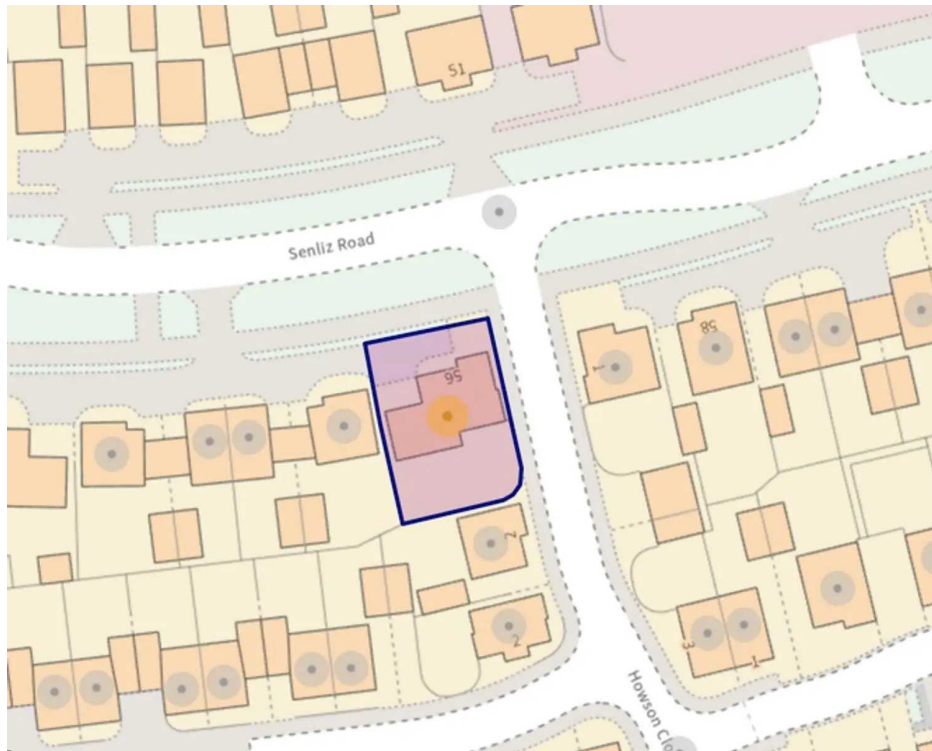
INTRODUCTION

A unique opportunity to purchase a former show home for the development which provides spacious, upgraded, light accommodation throughout, ideal for a growing family home. Ideally located with easy access out of Alconbury Weald onto the A1 road network, the property is just short walk away from the newly opened co-op, swynford shop and gym with plenty more facilities in the pipeline for the future. Ideal for entertaining the spacious, modern, kitchen / dining / family room spans the rear of the home leading out into the South facing rear garden which is a good size. All of the bedrooms can comfortably house a double bed with two en-suites, a Jack and Jill bathroom and shower room to the second floor. For commuters, the train station is just a short 5 mile drive away with fast trains into London in under 50 minutes and Cambridge is just over a 30 minutes drive.

LOCATION

Alconbury Weald, a new development, is surrounded by landscaped open green spaces with woodlands, intricately designed parks and play areas linked by footpaths and cycleways. A range of community facilities include a convenience store, library, nursery and primary school. More primary, a secondary and a special needs school will be added in the coming years with more retail spaces too. The nearest Doctors surgery can be found a mile away in nearby Alconbury. Alconbury Weald also has brilliant transport links, only 15 minutes away from Huntingdon train station which has direct trains to London Kings Cross taking 45 minutes, as well as great road connections to the north and south, as well as the west.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			92
(81-91) B		86	
(69-80) C			
(55-68) D			
(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			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

