



Ground Floor

Porch

Hallway

Lounge  
4.89m (16') x 4.81m (15'9")

Kitchen  
4.16m (13'8") x 3.26m (10'8")

Utility Room  
3.08m (10'1") x 2.91m (9'7")

Wet Room

Conservatory  
5.80m (19'1") x 2.85m (9'4")

Bedroom Three  
4.11m (13'6") max x 3.03m (9'11")

Bedroom Four  
4.10m (13'5") x 2.64m (8'8")

Bedroom Five/Study  
2.90m (9'6") x 2.34m (7'8")

First Floor

Landing

Bedroom One  
4.88m (16') x 3.86m (12'8")

Walk-in Wardrobe

Bedroom Two  
3.74m (12'3") x 2.91m (9'6")

Bathroom

Outside  
The front of the property benefits a block brick driveway leading to the single garage with an up and over door, a small lawned

area and further gravelled driveway to the side of the property. The is gated access leading to the rear garden which offers a large decked area, further paved patio area and a lawn boarded with mature shrubs and hedging, alongside a large summer house fit with electric.

Further Information  
Tenure: Freehold  
Council Tax: D  
EPC: C

Buyer ID Checks  
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer  
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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OFFERS IN EXCESS OF  
**£450,000**  
**Arundel Road**  
Huntingdon, , PE29 1YW



PROPERTY SUMMARY

A generous proportioned chalet bungalow offered with No Onward Chain, in the popular location of Hartford. This detached home offers over 1900 sq. ft of accommodation over two floors. To the ground floor, a porch, inviting hallway, lounge, kitchen, utility room, 5.80m conservatory, modern wet room and bedrooms three, four and five. Completing the accommodation upstairs is bedroom one with a walk in wardrobe, bedroom two and a family bathroom. Outside, the property benefits from a front garden, two driveway areas, one of which leading to the single garage. There is a gated access to the rear garden featuring a large decked area, patio seating area, lawn and mature shrubs and hedging alongside a larger summerhouse complete with electric.

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