



22 Station Road
Huntingdon, PE28 0PE



Christie Taylor
Partnered With
Simpsons
Property Experts

This well presented four-bedroom detached home occupies an enviable corner plot, complete with a garage and an electric gated driveway offering generous parking for multiple vehicles. Once inside, a bright and welcoming entrance hall sets the tone for the rest of the property. The ground floor features a WC/utility room, a modern kitchen/breakfast room with fitted appliances, a light-filled conservatory, a formal dining room, and a front-facing living room which is enhanced by an open fire.

Upstairs, four well-proportioned bedrooms are served by a contemporary four-piece family bathroom.

Outside, the mature, well-maintained gardens provide an excellent degree of privacy, creating a peaceful space to relax and unwind.

A superb home in a sought-after village setting. Viewing is strongly advised.

Asking price £600,000



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1



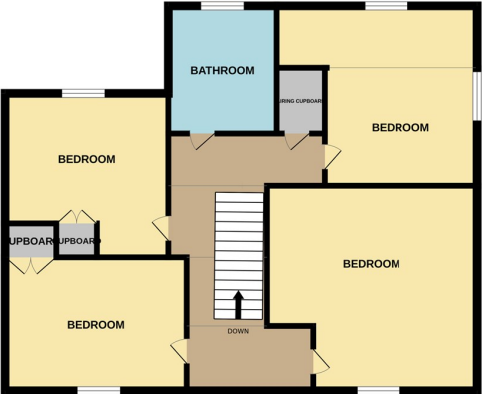
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GROUND FLOOR
1135 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 1906 sq.ft. (177.1 sq.m.) approx.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	





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