



6 Station Road
Huntingdon, PE28 0HS



Christie Taylor
Partnered With
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**** GUIDE PRICE £600,000 - £625,000 ****

April House is a wonderful example of a detached family home, tucked away on a peaceful private drive shared with just two other properties in the ever-popular village of Kimbolton. The village offers excellent local amenities and great connectivity, making it a fantastic location for families and commuters alike.

Inside, you're greeted by a bright and welcoming entrance hall complete with a guest WC. The ground floor provides plenty of versatile living space, including a cosy lounge with a wood-burning stove, a dining room, a family room/snug, a recently refitted kitchen/breakfast room, a separate utility room and a handy boiler/boot room. Upstairs, there is a four-piece family bathroom and four generously sized bedrooms, with the main bedroom enjoying its own en suite shower room.

Outside, the gravelled driveway offers parking for several cars, and the established rear garden provides a wonderful sense of privacy, perfect for families and those who enjoy outdoor living. A fantastic family home in a standout location. Viewing is highly recommended.

Guide price £600,000



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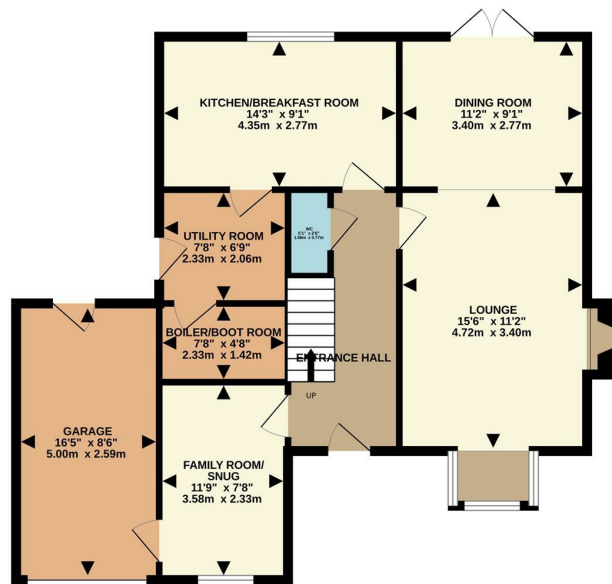
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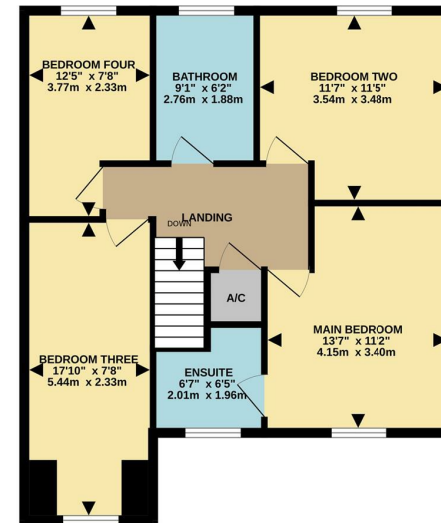
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GROUND FLOOR
839 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.8 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		
(55-68) D	67	74
(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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