



Haycraft Close, Grafham - PE28 0GA

In Excess of £550,000



HARVEY
ROBINSON

Haycraft Close

Grafham, Huntingdon

Harvey Robinson Estate Agents in St Neots are delighted to offer for sale this spacious four / five bedroom detached home, ideally situated at the end of a cul-de-sac.

The ground floor offers versatile living accommodation including a large kitchen/diner, as well as a separate dining room, a study and a cloakroom. The ground floor also offers a living room and a conservatory. This property has beautiful karndeian flooring running throughout the ground floor.

The first floor comprises of four bedrooms, with an en-suite to the principal bedroom as well as another en-suite to the second bedroom. The first floor also features a family bathroom.

Outside, the property further benefits from a double garage with a generous driveway, and a wraparound plot. This property also features solar panels and an electric charging point.

This wonderful family home has a lot to offer, and an early viewing is advised. For more information or to arrange a viewing please contact our St Neots office on 01480 454040 opt 2.





Haycraft Close

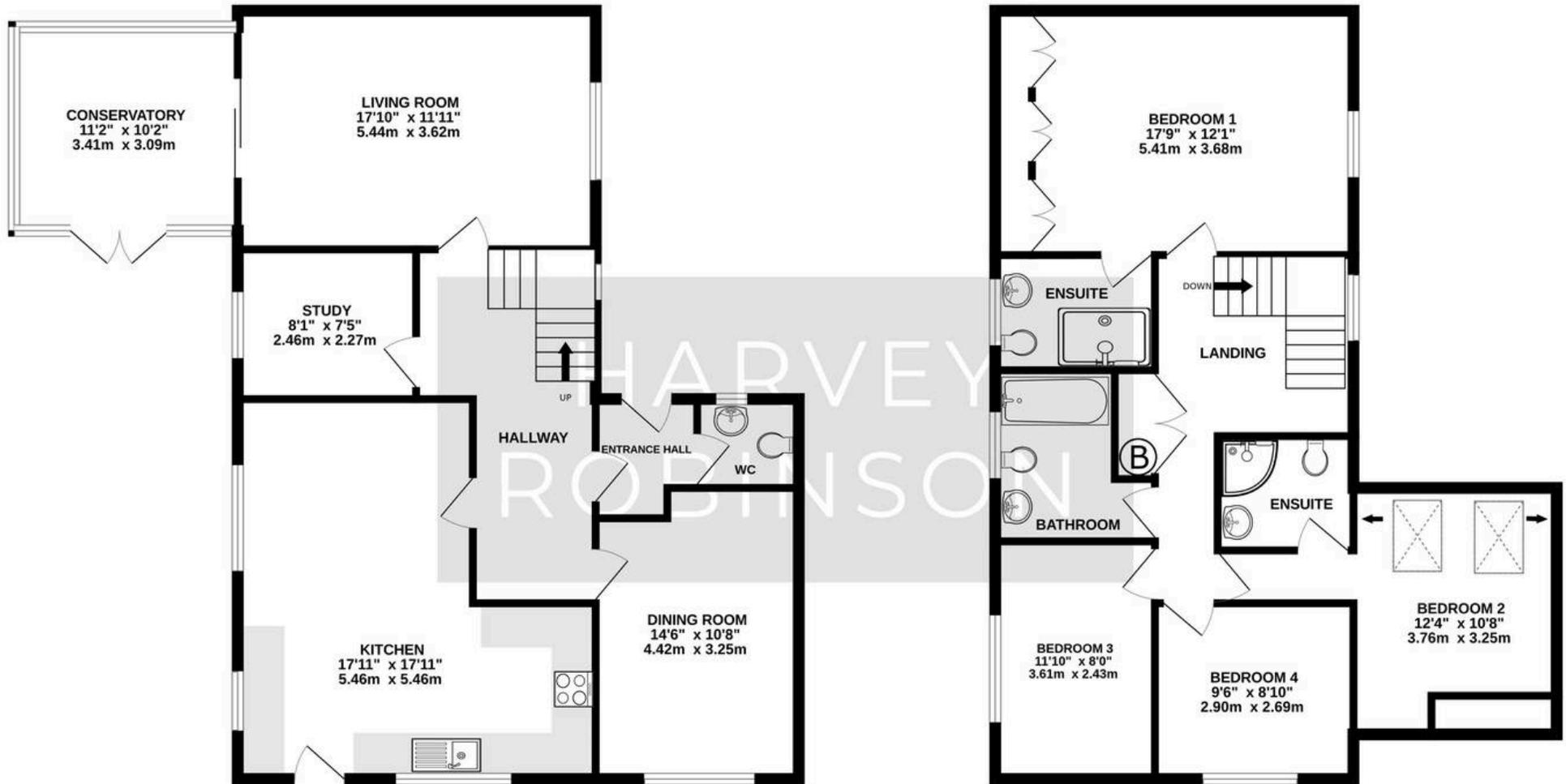
Grafham, Huntingdon

Situated on the edge of Grafham Water, the village of Grafham offers a peaceful and scenic lifestyle, whilst also benefitting from amenities including the community shop, village pub and a children's play park, which are ideally located just a short walk from the property. The nearby Grafham Water reservoir is also within walking distance, and offers many amenities including cycle routes, fishing, sailing, and children's play areas. The picturesque village of Grafham is nestled between the historic market towns of St Neots and Huntingdon, both offering further amenities. Both towns benefit from high speed train lines to Kings Cross, London in under an hour, making it the perfect location for commuters. Nearby road links also include the A14, A428, and the A1.



GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.

1ST FLOOR
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 1801 sq.ft. (167.3 sq.m.) approx.

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Haycraft Close

Grafham, Huntingdon

FAQS:

- What3Words: ///interview.later.rides
- Tenure: Freehold
- EPC: TBC
- Property Built: 1990's
- Onward Movements: Relocating
- Rear Garden: West facing
- Primary School Catchment: Spaldwick
- Secondary School Catchment: Hinchingbrooke, Kimbolton
Independent School is also located within 7 miles
- Council Tax: Band F
- Boiler: Last serviced April
- PostCode for SatNav: PE28 OGA

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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Harvey Robinson Estate Agents in St Neots are delighted