



Crest Drive, Fenstanton

Guide Price £325,000



- GUIDE PRICE OF £325,000 - £350,000
- Three Bedrooms
- Open Plan Kitchen/Diner
- Large Front Facing Lounge
- En Suite to Main Bedroom
- Downstairs Cloakroom
- Two Carports
- Immaculate Condition Throughout
- Viewing Highly Recommended
- No Forward Chain

### FAQS

Tenure: Freehold

Postcode for SatNav: PE28 9BR

What3Words Location: ///vets.recorder.tastier

Property Built: 2021

Owned Since: 5 Years

Council Tax Band: C

EPC Rating: B

Heating Type: Gas Central Heating

Boiler Age: 6 Years

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: FTTC (fibre to the cabinet)

Primary School Catchment: Fenstanton and Hilton Primary School

Secondary School Catchment: Swavesey Village College

Conservation Area: No

Rear Garden Aspect: East

Rear Garden Boundary: Left

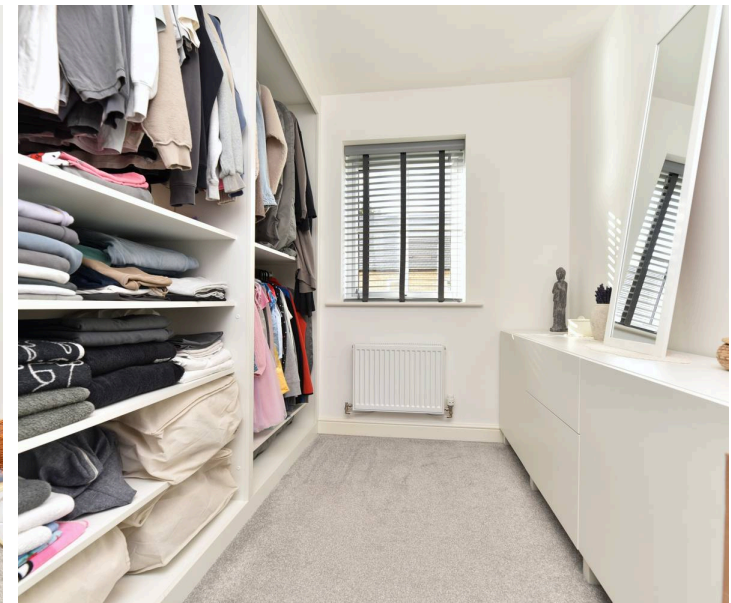
Loft: Not Boarded

Sellers Onward: No Forward Chain

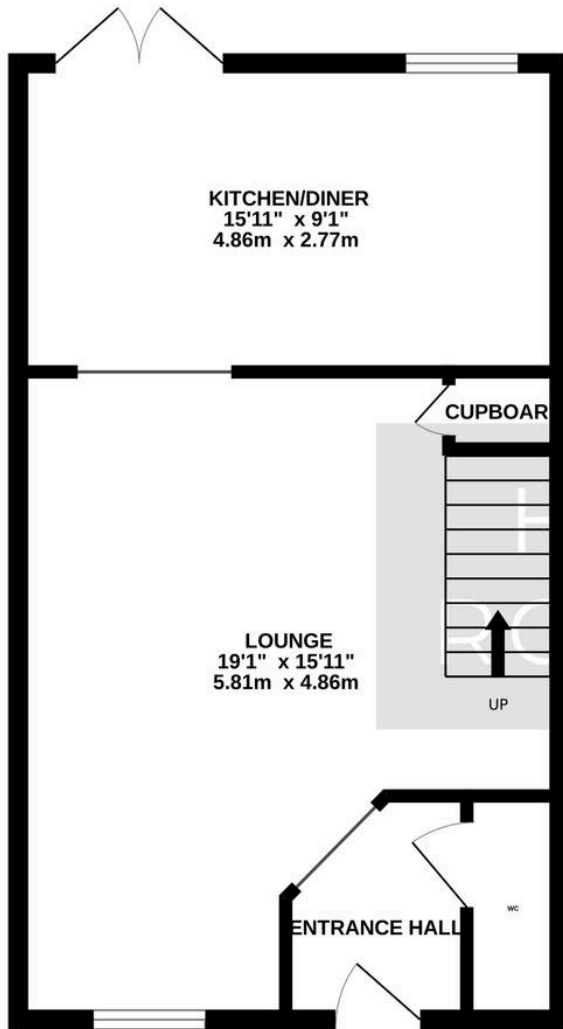


## PROPERTY SUMMARY

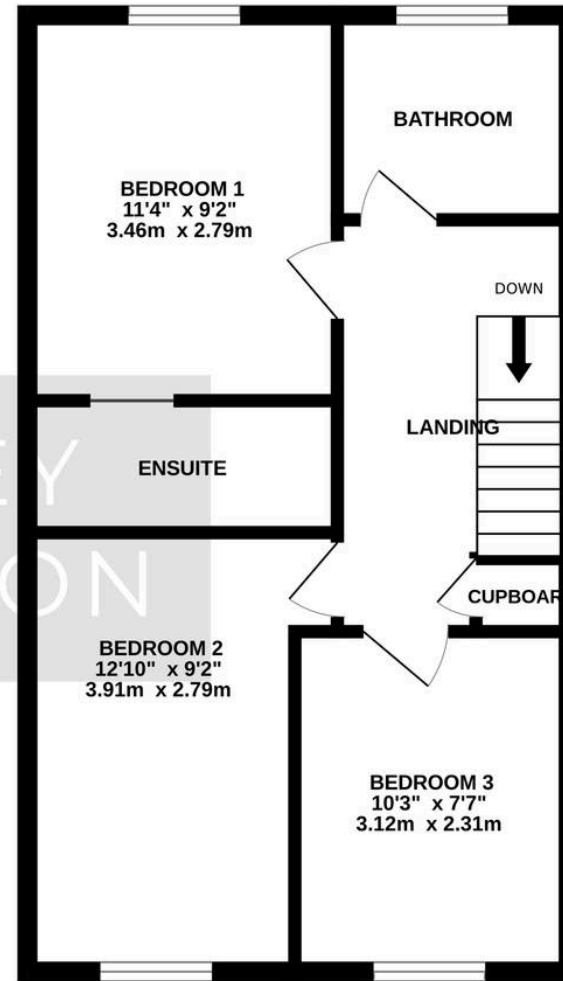
**\*\*GUIDE PRICE OF £325,000 - £350,000\*\*** Harvey Robinson Estate Agents are delighted to present this beautiful three bedroom mid-terrace house which is in immaculate condition throughout, providing an ideal opportunity for families, first time buyers or investors seeking a stylish and spacious home. Boasting a welcoming entrance hall, the property features a generously sized front facing lounge, perfect for relaxing or entertaining guests. The heart of the home is the impressive open plan kitchen and dining area, designed to a high standard with modern fittings and ample space for family meals or social gatherings. The ground floor also benefits from a convenient downstairs cloakroom (ideal for guests and every-day living), as well as a large lounge. Upstairs, the main bedroom enjoys the added luxury of a contemporary en suite shower room, while two further well-proportioned bedrooms offer flexible accommodation for children, guests or a home office. The family bathroom is finished to a high specification, complementing the overall quality and attention to detail found throughout the property. Additional features include two carports, providing secure and private parking for multiple vehicles (a rare advantage for a property of this type). The house is offered with no forward chain, allowing for a smooth and swift purchase process. Located in a sought after residential area with easy access to local amenities, reputable schools and transport links, this home combines comfort, practicality and style. Viewing is highly recommended to fully appreciate the size, layout and exceptional standard of finish on offer. Whether you are looking to upsize, downsize or secure a ready to move into investment, this property is sure to impress and meet a variety of lifestyle needs.



GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

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## LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fenstanton is a quiet countryside parish in Huntingdonshire with a population of 3,000 to 4,000 people. St Ives sits 10 minutes away to the north, making it easy for local residents to commute to and from work, while providing the perfect escape away from the busier confines of nearby towns and cities. The relatively small population of Fenstanton are served by a variety of amenities including a convenience store, café, hairdressers, butchers, chemist, post office and primary school, with the Crown and Pipes serving as the main pub in the village. St Ives offers a little more nearby, with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. It's also where you'll find the One Leisure Indoor Centre, that offers everything from swimming facilities to numerous keep-fit classes. There's a large Morrisons, Aldi and Waitrose in St Ives where you can do your weekly or monthly shopping and if you want to head into nearby Cambridge, Huntingdon Road/A1307 will take you there in only 25 minutes. There is also access to the guided bus which provides a regular direct service to central Cambridge and the Cambridge Science Park. The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes and trains from Huntingdon arrive into Kings Cross or St Pancras within an hour. Fen Drayton Lakes Nature Reserve is only a couple of miles away and attracts a delightful variety of wildlife throughout the year, including ducks, geese, otters and swans, and the wetlands run for 25 miles (40km) along the floodplains of the Great Ouse.



## Harvey Robinson St Ives

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