



Hall Green Lane, Fenstanton
£325,000



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- Two Bedroom End of Terrace House
- Character Property
- Popular Village Location
- Closeby to Local Transport Links and Commuter Routes
- Off-Road Parking
- Walking Distance to Plenty of Local Amenities
- Extended Accommodation
- Hardscaped Garden
- Downstairs WC
- Viewing Highly Recommend to Fully Appreciate

FAQs

Postcode for SatNav: PE28 9JH

What3Words Location: [///fittingly.doted.spices](http://fittingly.doted.spices)

Tenure: Freehold

EPC Rating: C

Sellers Onward Movements: Downsizing

Primary School Catchment: Fenstanton and Hilton Primary School

Secondary School Catchment: Swavesey Village College

Conservation Area: No

Water Meter: Yes

Utilities: Mains Water, Mains Gas, Mains Sewage

Boiler Age: 2016

Rear Garden Boundary: Rear

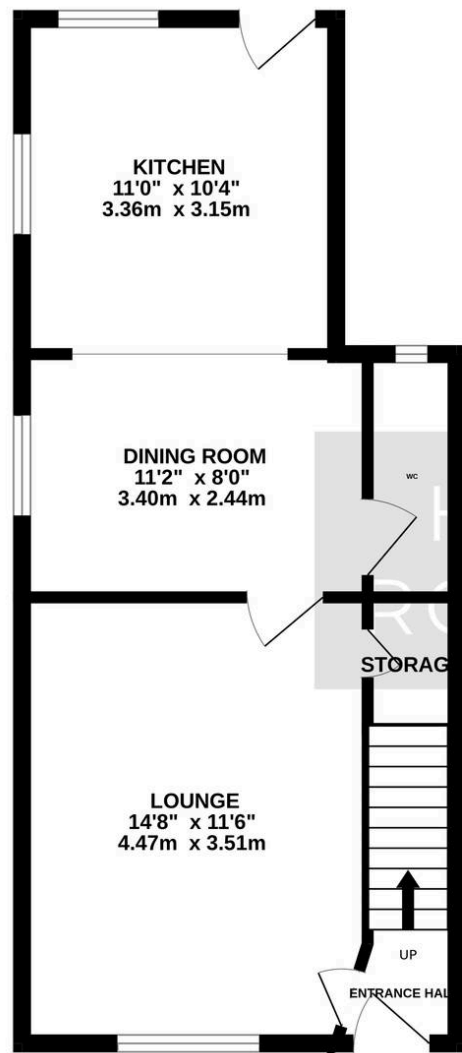


PROPERTY DESCRIPTION

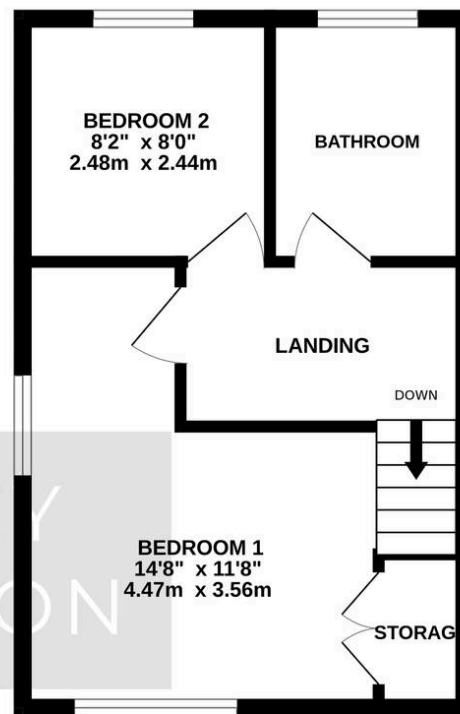
Harvey Robinson Estate Agents are pleased to present to the market this beautifully presented two bedroom end of terrace house offering an exceptional opportunity to acquire a character property in a highly sought-after village location. This home is perfectly positioned within walking distance to a range of local amenities, close to convenient transport links and commuter routes. The home has been thoughtfully extended to provide spacious and versatile accommodation, blending period charm with modern comforts. Upon entering, you are greeted by a welcoming entrance hall that leads to a light and comfortable living area, complete with a feature fireplace ideal for relaxing. The well-appointed kitchen features ample storage and workspace, making it perfect for keen cooks, while the adjoining dining area provides a sociable space for family meals or gatherings with friends. A downstairs WC adds further practicality to the ground floor layout. Upstairs, two well-proportioned bedrooms benefit from plenty of natural light, complemented by a stylish family bathroom complete with a four-piece suite. Throughout the property, character features are tastefully combined with contemporary finishes, creating a warm and inviting atmosphere. The landscaped garden at the rear is designed for low-maintenance enjoyment, providing an attractive outlook from kitchen/diner. The property's location ensures easy access to nearby shops, cafes and essential services, as well as excellent transport connections for commuters. Whether you are a first-time buyer, downsizer or investor, this delightful home is sure to impress with its blend of character, space and convenience. Viewing is highly recommended to fully appreciate all that this charming property has to offer.



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.1 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, dentist, post office and primary school, with The Duchess serving as the main pub in the village. The White Swan pub in Conington and The Three Tuns at Fen Drayton are also great alternatives and can be found just outside Fenstanton. 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.



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Harvey Robinson St Ives

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These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee may apply for electronic verification. We may receive a referral fee for recommended services.