



Second Avenue, Warboys - PE28 2SP
£375,000

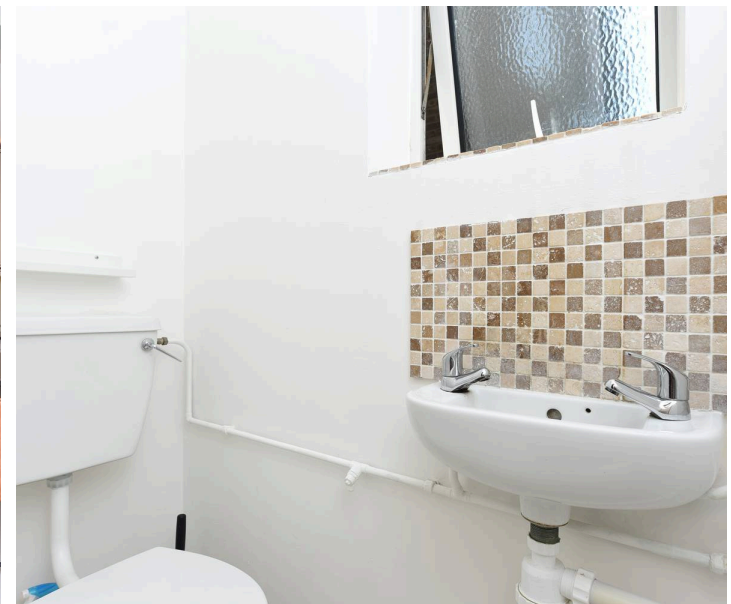


HARVEY
ROBINSON

- Four Bedroom
- Detached Family Home
- Cloakroom and Family Bathroom
- Extended and Improved
- Two Reception Rooms
- Enclosed Rear Garden
- Single Garage and Parking
- Popular Village Location

Welcome to this beautifully presented four-bedroom detached family home, situated in a sought-after small cul de sac in a popular village location. Thoughtfully extended and improved, this spacious property offers versatile living spaces ideal for modern family life. Step through the welcoming entrance hall, where you will find a convenient cloakroom and access to spacious lounge, perfect for both relaxed evenings and entertaining guests. The heart of the home is the impressive refitted kitchen with fitted appliances including 2 hide and slide Neff ovens, seamlessly opening into a bright family room that enjoys lovely views over the garden. Upstairs, four well-proportioned bedrooms provide ample accommodation, complemented by a contemporary family bathroom.

Outside, the property continues to impress with its well-maintained and enclosed rear South West facing garden, offering a safe and private space for children to play or for alfresco dining during the warmer months. To the front, there is a single garage and off road parking. The home enjoys a peaceful position within the cul de sac, and the adjacent open fields enhance the sense of space, making this an ideal setting for those seeking a blend of village charm and countryside views. This property is perfectly positioned to take advantage of local amenities, good schools, and excellent transport links, making it a wonderful opportunity for those looking to settle in a welcoming community.





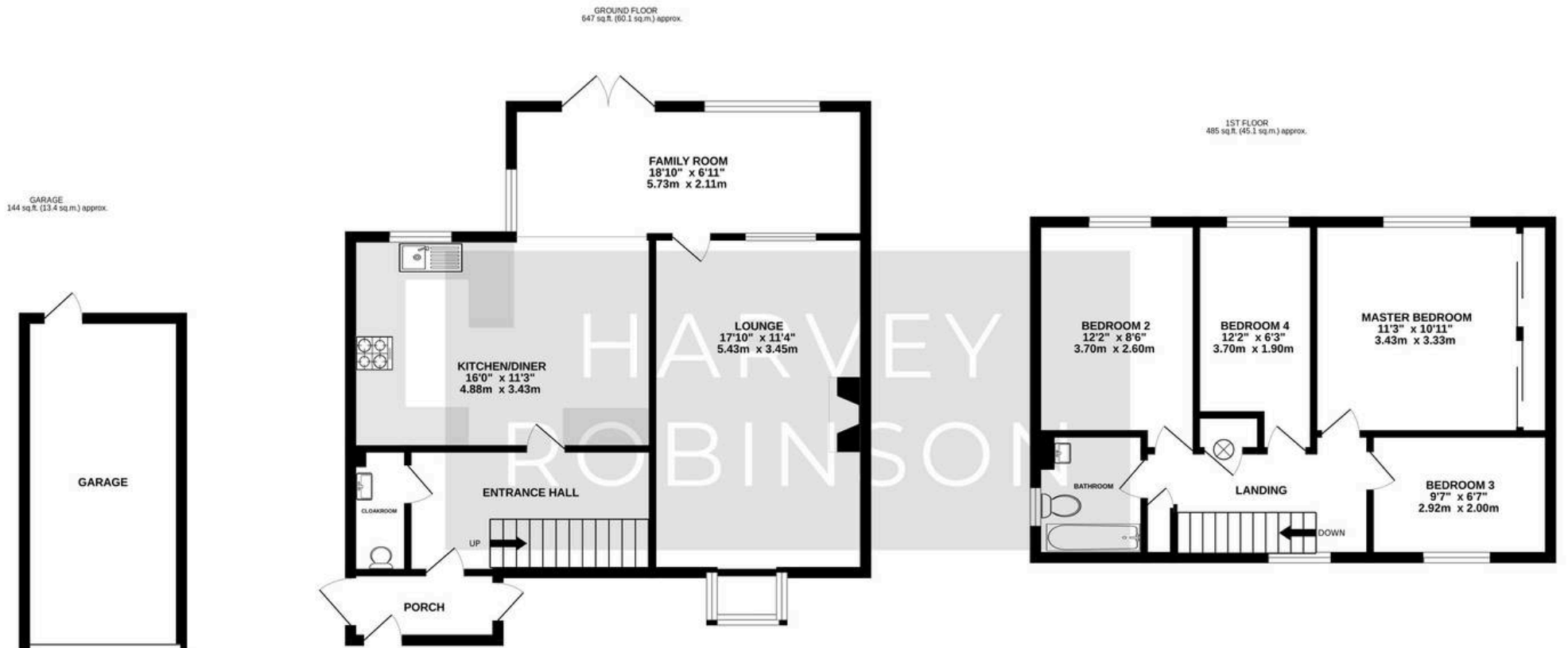
LOCATION

The village of Warboys is a large parish on what was the Eastern side of Huntingdonshire bordering on Cambridgeshire. Three time winner of the 'Cambridge Village of the Year' awards. Located approximately 7 miles from the historic market town's of Huntingdon and St Ives and 5 miles from the town of Ramsey. Warboys is a village that has a lot to offer people of all ages, whether you work in and around London or Cambridge and want an escape from the bustle of city life or would prefer to raise a family surrounded by the beautiful English countryside, Warboy's could be the perfect fit for you.

The schools in Warboys are well-regarded with Warboy's primary school and Bury church of England primary, and is in the catchment for Abbey College Secondary School located in Ramsey.

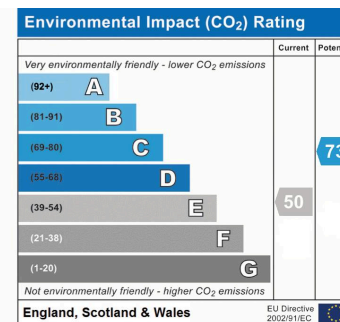
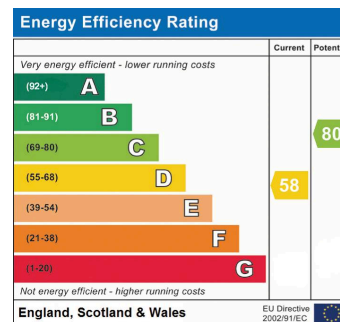
There are fantastic transport links via A1, A14 and a train direct to London from Huntingdon's Train station, as well as the guided bus to Cambridge from St Ives. The village benefits from many local amenities such as a local pub, café, restaurants and shops. As well as a convenient doctors surgery & pharmacy, library and post office.





TOTAL FLOOR AREA : 1277 sq.ft. (118.6 sq.m.) approx.

Made with Metropix ©2026



FAQS

Tenure: Freehold

Council Tax Band: D

Loft: Part boarded with ladder

Garden Aspect: South West

Garden: New fencing installed 2/3 years ago with concrete posts and barge boards

Water Meter: No

Age of Kitchen: 2025

Age of Boiler: 2 years old with 5 year warranty

Age of Soffits, fascias and gutters: replaced 3/4 years ago

What3Words Location: ///umbrella.absent.stepping

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 of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

View all our properties at [harveyrobinson.co.uk](https://www.harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2024 and 2025

British Property Awards 2023, 2024 and 2025 - Gold