



wilson&coTM
sales & lettings

The Glades, Huntingdon, PE29 6JS
£540,000

4 bedroom detached house for sale | Freehold

Introducing an exceptional executive four-bedroom detached family home for sale, located in the highly sought-after Huntingdon area. Known for its excellent commuter connections, Huntingdon provides easy access to both London and Cambridge, making it an ideal location for busy professionals and families alike.

As you step into this distinguished property, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. The ground floor is graced with exquisite hardwood flooring throughout, creating a sense of warmth and sophistication. Complementing the hardwood floors, the neutral decoration lends a calm and serene backdrop to your everyday life.

The ground floor comprises a generously-sized lounge, perfect for unwinding and entertaining, as well as a second reception room that provides flexible space to suit your lifestyle. The centrepiece of the ground floor is the modern kitchen diner, fitted with a range of contemporary units offering ample storage. An added utility area and a downstairs toilet augment the functionality of this beautiful home.

Ascending to the first floor, you will discover four double bedrooms, each one spacious and designed for comfort. Two of the four bedrooms also boast private ensuite shower rooms, adding a touch of luxury and convenience to your daily routine. The family bathroom also comes with a separate shower, with contemporary finishes.

Maintaining the aesthetic of the ground floor, the upstairs area is decorated in a neutral palette and is enhanced with plush grey carpets, creating a cosy yet sophisticated atmosphere. Natural light filters in through fitted shutters in every room, adding charm and character to the space.

This remarkable home skilfully blends modern amenities with elegant design elements, offering a perfect balance of comfort, convenience, and style. It promises an exceptional standard of living in a desirable location.

Specifications -

EPC Rating - C (76)

Council Tax Band - E

Vendors Position - No Onward Chain

Windows - UPVc Double Glazed

Heating - Gas Central Heating

Parking - Double Garage & Driveway

Measurements -

Kitchen - 5.90m x 3.73m (19'3" x 12'2")

Dining Area - 3.64m x 2.45m (11'9" x 8'0")

Lounge - 5.64m x 3.48m (18'5" x 11'4")

Study - 3.84m x 3.10 (12'5" x 10'1")

Bedroom One - 4.0m x 3.58m (13'1" x 11'7")

En-Suite - 3.58m x 1.56m (11'7" x 5'1")

Bedroom Two - 3.74m x 3.40m (12'2" x 11'1")

En-Suite - 1.77m x 1.54 (5'8" x 5'0")

Bedroom Three - 3.75m x 3.65m (12'3" x 11'9")

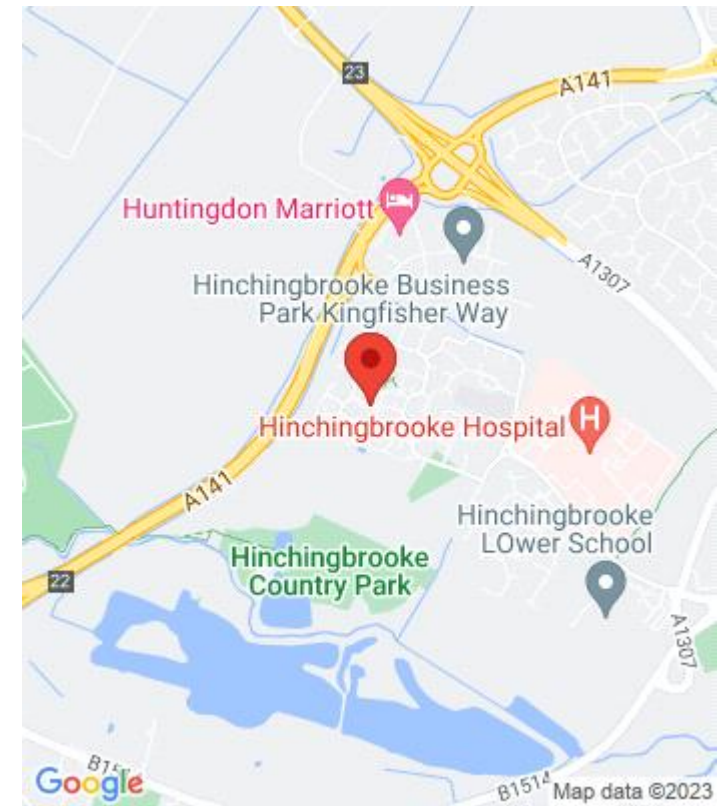
Bedroom Four - 3.75m x 2.60m (12'3" x 8'5")

Bathroom - 2.57m x 2.22m (8'4" x 7'2")

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	84

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.