



Bush & Co.





# 38 Whitehill Road, Cambridge, Cambridgeshire, CB5 8LX

Guide Price £500,000 Freehold


3


1


1


C

Energy Rating Band C

38 Whitehill Road is a superb, 3-bedroom semi-detached family home, prominently situated in the popular residential within the Abbey ward and close to all local amenities.

This comfortable and spacious home, is of brick elevations, under a tiled roof measuring over 1200 sqft, with accommodation over 2 floors with central gas heating and double-glazing throughout. The property has been modernised with new carpets and decorated throughout, the family bathroom has also been updated.

In brief the accommodation consists of the following:

A covered entrance hallway, gives access to a wide entrance hallway with stairs to the first floor. WC with hand wash basin.

The living room is a comfortable space, well proportioned, light and airy, with dual aspect windows allowing for plentiful natural light.

The kitchen diner, has a range of matching cabinets and drawers, ample worksurfaces space, oven with extractor fan above, tiled flooring, ample space for dining table and chairs.

The spacious conservatory has patio doors to the rear garden, there is a door leading to a lean to, which gives further access to the front of house.

The large utility room is off the conservatory and has space and plumbing for various appliances, and there is plentiful storage space, a perfect place to keep laundry and drying clothes.

On the first floor, there are 3 bedrooms all off a bright, spacious landing and an airing cupboard with a modern combi boiler.

The principal bedroom, is a large double that benefits from a spacious built-in wardrobe, window to the rear aspect.

Bedroom 2, is a double with window to the front aspect and built in storage.

Bedroom 3 is a comfortable single with built in storage.

The newly-modernised family bathroom has a bath with shower over, wash hand basin, towel radiator and is finished with floor to ceiling tiling.

There is a large loft space for storage.

Outside, the property is set back from the road, there is off street parking for several vehicles on a block paved driveway. The private large bright and sunny rear garden, has a patio area, the remainder laid to lawn. There are 2 wooden storage sheds, with a further patio area to the rear of garden.

Whitehill Road is conveniently located for access to the city centre and railway station which are both less than 2 miles away and the Addenbrookes hospital biomedical campus which is less than 3 miles. There also several significant employers within easy reach and schooling for all ages nearby. Leisure facilities are plentiful with The Abbey complex behind which has a 25m swimming pool as well as gymnasium and fitness classes. There are some stunning walks nearby and the retail park is also within easy walking distance.







## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

**Contact us for a free valuation of your property**  
**01223 246262**  
**[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)**

Established. Independent. Passionate



## Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road  
Cambridge  
Cambridgeshire  
CB1 3AN  
**[www.bushandco.co.uk](http://www.bushandco.co.uk)**

