



Egremont Road, Hardwick CAMBRIDGE  
**£360,000 Freehold**

**Sharman  
Quinney**



# Key Features



- 24 Ft Lounge/Diner
- Enclosed rear garden
- 6 Miles from Cambridge City Centre
- Close to Amenities
- Catchment for Comberton village college

Hardwick is a village and civil parish in the county of Cambridgeshire, located about 6 miles west of the city of Cambridge. The village lies immediately south of the A428 road between Cambridge and St Neots. It is about 4 miles east of the newly developed town of Cambourne.

Ground Floor

Entrance Hall

Cloakroom

Low level Wc and Wash hand basin.

Kitchen 3.88m x 2.26m (12'9" x 7'5")

Lounge/Diner 3.37m x 7.34m (11'1" Maximum x 24'1")



## First Floor

Bedroom 1 4.06m x 2.76m (13'4" Maximum x 9'1")

Bedroom 2 3.68m x 3.65m (12'1" Maximum x 12')

Bedroom 3 2.64m x 2.15m (8'8" x 7'1")

## Bathroom

Bath with Shower over and Wash hand basin.  
Separate WC.

## Outside

Front and rear garden with also a garage to side.





**Ground Floor**



**First Floor**



**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)


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