



Bowers Croft, Cambridge
CB1 8RP

Pocock+Shaw

3 Bowers Croft
Cambridge
Cambridgeshire
CB1 8RP

A spacious and well proportioned detached family home offering huge potential in this fantastic cul-de-sac location. The property provides easy access to Cambridge City Centre, Addenbrookes Hospital and forthcoming Cambridge South Railway Station (due to open in 2026)

- 4 bedroom detached
- Single family ownership for over 50 years
- Offered with no onward chain
- Attractive mature gardens
- Garage
- Parking
- Gas central heating and double glazed
- Sought after location
- Property with great potential

Offers Around £795,000



A four bedroom detached family house with an attractive westerly facing garden, situated in this highly convenient location on the south side of the city. Bowers Croft, which is located just off Worts Causeway, is very well placed for the city centre. A wide range of both state and independent schools are located on the south side of the city, along with Long Road and Hills Road Sixth Form Colleges. The property is within easy cycling distance of Addenbrooke's hospital and Biomedical Campus along with Cambridge South railway station, which is due to open in 2026. The Gogs are on the doorstep offering wonderful countryside walks.

Ground Floor

Entrance hallway with double glazed door to front, stairs to first floor.

Cloakroom with low level WC, wash handbasin, double glazed window to front, half tiled.

Kitchen 10'0" x 8'10" (3.05 m x 2.69 m) (max measurement) with range of fitted wall and base units, extensive working surfaces with inset sink and mixer tap, electric hob, cooker hood over, fitted double oven, tiled splashbacks, plumbing for washing machine, double glazed door to side, double glazed window to front, tiled flooring, wall mounted central heating boiler.

Dining room 13'1" x 9'6" (3.99 m x 2.90 m) with double glazed window overlooking the garden, radiator, door to conservatory and large understairs storage cupboard.

Sitting room 20'2" x 12'0" (6.15 m x 3.66 m) with double glazed windows to two aspects, two radiators, tiled open fireplace.

Sun Room 11'0" x 9'6" (3.35 m x 2.90 m) with range of double glazed windows with views of the garden, double glazed French doors to side, power and light laid on.

First Floor

Landing with double glazed window to the rear, loft access, airing cupboard with tank and shelving.

Bedroom 1 12'2" x 11'2" (3.71 m x 3.40 m) with range of fitted wardrobes to one wall, radiator and double glazed window to front.

Bedroom 2 10'0" x 8'9" (3.05 m x 2.67 m) with double glazed window to rear, radiator.

Bedroom 3 8'9" x 8'8" (2.67 m x 2.64 m) (max measurement) with double glazed window to front, radiator, built in wardrobe.

Bedroom 4 12'3" x 6'4" (3.73 m x 1.93 m) with double glazed window, built in wardrobe, radiator.

Wet room with low level WC, wash handbasin with mixer tap, wall mounted shower and controls, chrome heated towel rail, double glazed window to the front.

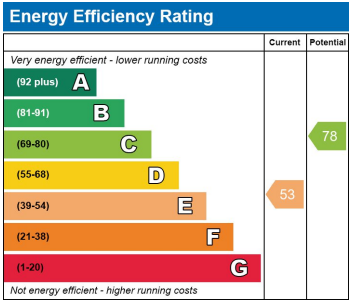
Outside To the front of the property is an established garden which is mainly laid to lawn with an array of mature plants and shrubs, pathway to the front door and a driveway leading to the GARAGE. (23'10 x 9'1) with up and remote controlled over door, power, light and window to rear. The rear garden extends to approximately 55ft, well planted and mature with an array of impressive trees and shrubs and enclosed with mature beech hedge and fencing mainly laid to lawn, personal door to the garage, gated side pedestrian access and brick storage shed.

Services All mains services

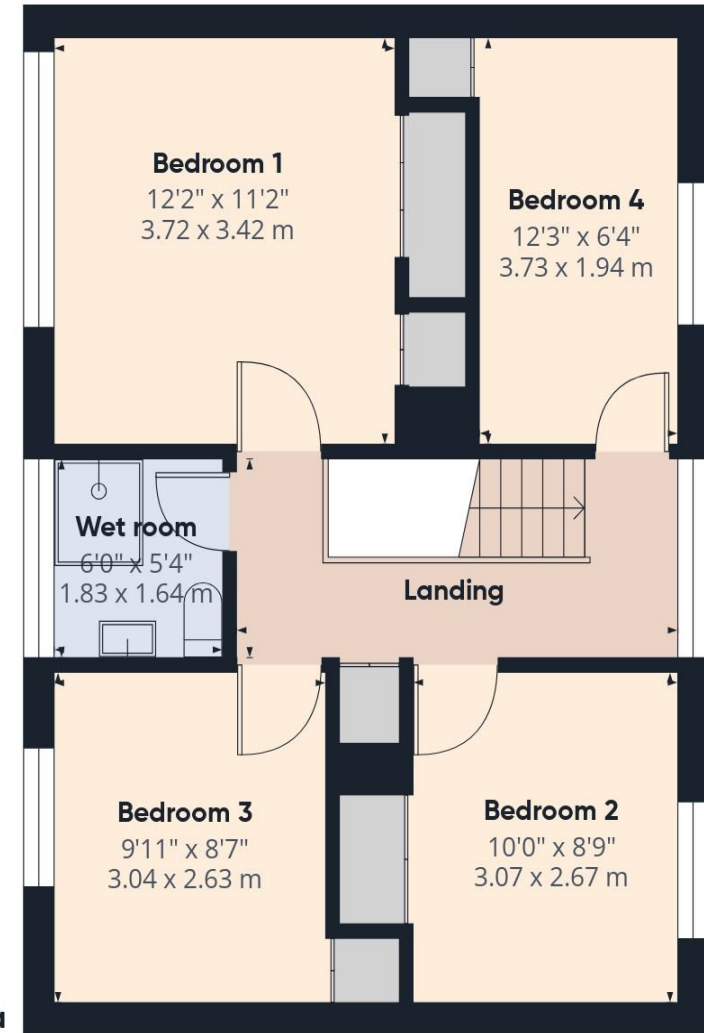
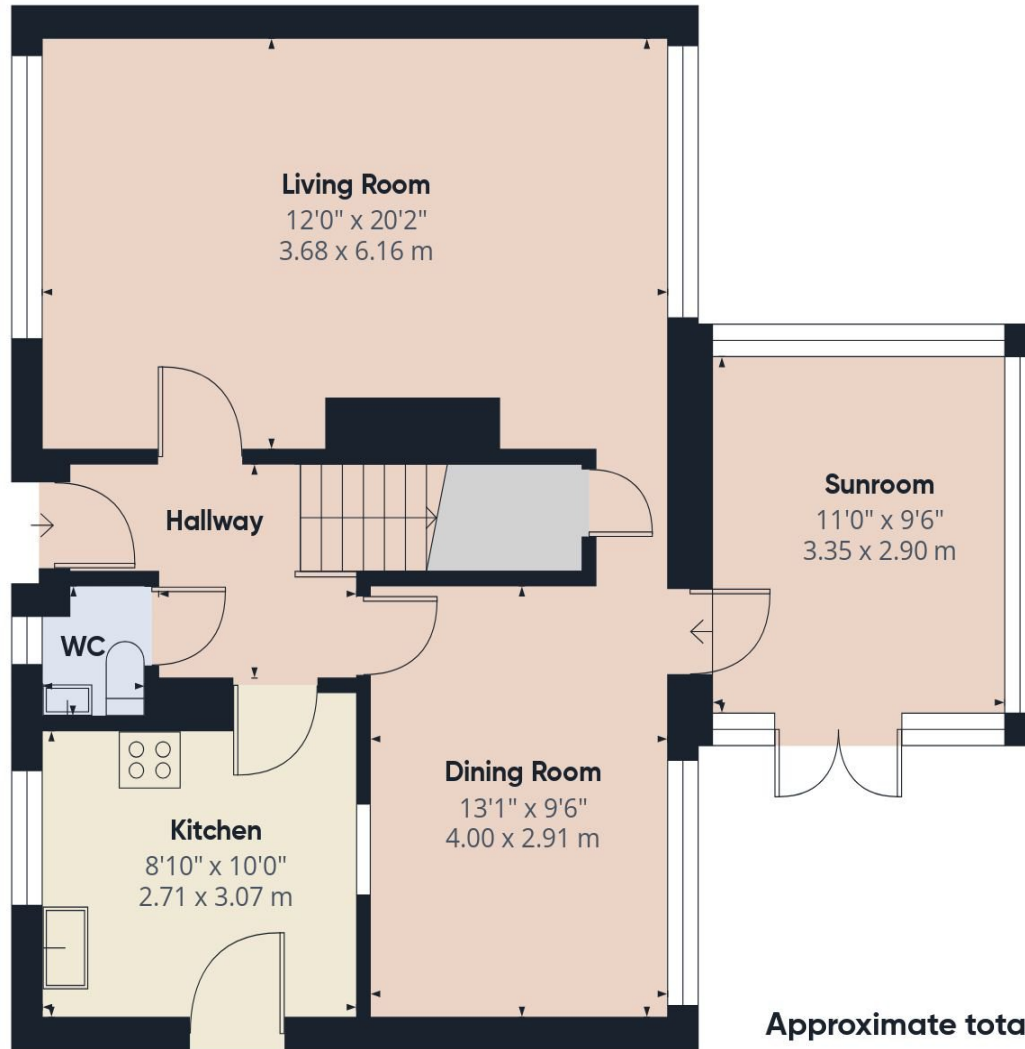
Tenure The property is Freehold

Council Tax Band F

Viewing By Arrangement with Pocock + Shaw







Approximate total area

1212 ft²

112.7 m²

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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