



74 HILLCREST, BAR HILL, CAMBRIDGE, CAMBRIDGESHIRE, CB23 8TQ

Asking Price £290,000

[TYLERS.NET](https://www.tylers.net)



A three bedroom semi detached family home with an enclosed garden and converted garage within this popular village just 7 miles from Cambridge.



#### Location

Bar Hill is a village lying only approximately four miles north west of the University city of Cambridge, and is surrounded by open countryside. Good local facilities are available in the centre including a range of shops including a Tesco Superstore, Doctors Surgery, Nursery, Swavesey Village College catchment, Library with post office, Costa, 18 hole golf course, local nature reserve, junior and infants school, and regular bus service to both Cambridge and St Ives with a stop located just at the end of Hill Crest. The village is reached via the A14 which directly links with the Cambridge northern by-pass and the M11 motorway, and access directly into Cambridge via the new local road is also a convenient option. There are plenty of walks through the local countryside.

- Three Bedroom Semi Detached Family Home
- Living Room
- Kitchen/Diner
- First Floor Bathroom
- Gas Central Heating
- Driveway and Converted Garage
- Enclosed Rear Gardens
- Main Bedroom with built in wardrobe
- Popular Location
- Viewing Essential



### Description

A 1980's built three bedroom semi detached home enjoying a slightly elevated position within the village and within easy walking distance to the centre. The property has the makings to be a very pleasant family home ideal for the growing family.

### Ground Floor Accommodation

There is an Entrance Hall with radiator. Double glazed window to front aspect. Built in cupboard housing the fuse box. Door to:- Living Room with stairs leading to the first floor. Radiator. Feature fireplace with gas living flame. Door to:- Kitchen/Diner comprising of a single drainer sink unit in front of double glazed window to rear aspect. Plumbing for washing machine or Dishwasher. A range of top and base units with roll top work surfaces over. Tiled flooring. Electric/Gas cooker points. Radiator. French doors leading outside.

### First Floor Accommodation

First floor landing with loft access and doors to:- Three Bedrooms, Two doubles and single. The two double bedrooms have built in wardrobes and Bedroom 3 is a generous single. The family bathroom comprises of a panelled bath with shower over. Close coupled W.C. Vanity wash hand basin. Opaque double glazed window to rear aspect.

### Outside

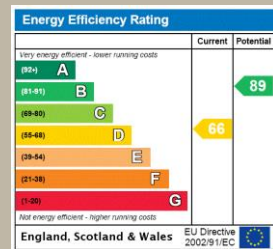
The property stands back from the road beneath a pitched and tiled roof with a driveway providing off road parking leading in turn to a single garage which has been converted. The rear gardens is laid mainly to lawn with shrubs, flowers and borders along with a covered patio area for alfresco dining.

### Agents Notes

Tenure:- Freehold

Services:- Mains Electrics. Mains Water, Mains Gas

Local Authorities:- South Cambridgeshire District Council



**Cambridge**  
104 Cherry Hinton Road  
Cambridge CB1 7AJ  
01223 214400

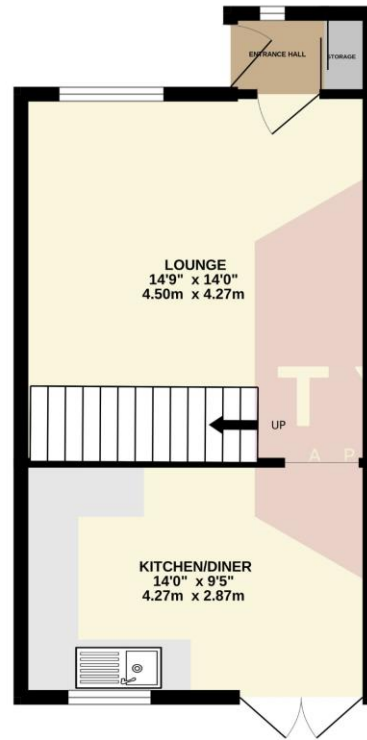
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01954 260952

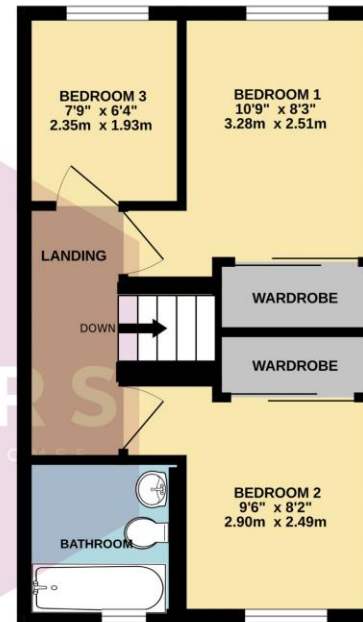
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GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (63.9 sq.m.) approx.  
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