

**ENTRANCE HALL** Storage area, radiator and door to living room.

**LIVING ROOM** 14' 11" x 14' 2" (4.55m x 4.32m) Double glazed window to front, brick feature fireplace, radiator and glazed door to kitchen/diner.

**KITCHEN/DINER** 14' 11" x 9' 6" (4.55m x 2.9m) Double glazed window to rear and French doors to garden. Range of fully fitted wall and base units with drawers under, rolled edge worktop surface over and splashback. One and a half black composite sink unit and mixer tap, Neff induction hob and extractor hood over, integrated oven and microwave, integrated fridge and freezer, plumbing and space for washing machine and dishwasher, cupboard housing wall mounted boiler and double radiator.

**STAIRS TO FIRST FLOOR LANDING** Access to partially boarded loft, radiator and doors off.

**BEDROOM ONE** 10' 11" x 8' 2" (3.33m x 2.49m) Double glazed window to front and radiator.

**BEDROOM TWO** 9' 5" x 8' 1" (2.87m x 2.46m) Double glazed window to rear and radiator.

**BEDROOM THREE** 7' 11" x 6' 5" (2.41m x 1.96m) Double glazed window to front and radiator.

**BATHROOM** Obscured double glazed window to rear. W.c, hand basin inset to vanity unit, bath with tiled splashback and chrome shower fitting and tiled floor.

**GARDENS AND PARKING** To the front of the property is a small green and parking bay.

Gated side access leads to the rear garden which is mainly laid to lawn and enclosed by fencing with lavender hedging, paved patio area and outside tap.

Single brick built garage on bloc at the rear of the property with up and over door and parking to the front.



**LOCATION AND FACILITIES** Bar Hill can be found just off the A14 at junction 29, approximately 4 miles north-west of Cambridge city centre and 13.2 miles from the centre of St Ives.

Bar Hill is a thriving purpose-built village, with a regular bus service. With expansion of the A14 now completed, this village will benefit from better access to Cambridge, A1, A428 and M11. With cycle paths into Cambridge and pedestrian/cycle paths connecting Bar Hill to Longstanton, which neighbours Northstowe where you can travel on the guided busway heading to St Ives and Cambridge, the Science Park and Addenbrooke's Hospital.

The village offers a collection of shops with most located within The Mall and comprises a Costa Coffee, fish and chip shop, Choice clothing. Within the Tesco Extra superstore is a coffee shop and restaurant, a large clothing section, opticians, pharmacy and beauty and health food concessions.

The village has a wonderful community spirit, is diverse and offers lots to do for people of all ages, with a community centre popular for groups to hold meetings, a library with post office counter. Other facilities include a public house, doctor's surgery, dentist, an 18 hole golf course, hotel and spa with swimming pool and gym, park, village green and social club.

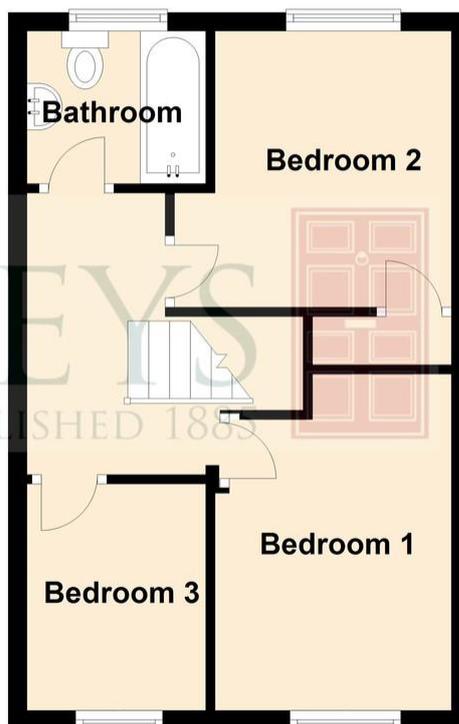
The successful primary school feeds into Swavesey Village College, which is rated outstanding by Ofsted.



**Ground Floor**



**First Floor**

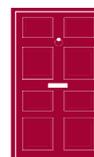


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**HOCKEYS**  
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68 Hillcrest, Bar Hill,  
Cambridge, CB23 8TQ

£285,000 Freehold

A recently refurbished, three bedroom house which overlooks a small green and enjoys a south facing garden.

The property benefits from having both an attractive refitted kitchen and bathroom, light and modern decoration and oak doors throughout.

There is also the advantage of a garage at the rear and communal parking, immediately to the front of the property.



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