



Westbrook, Hilton

In Excess of £400,000



- Semi Detached Home
- Five Bedrooms
- Two Reception Rooms
- Perfect First Time Home
- Downstairs Cloakroom
- Extended Accommodation
- Enclosed Rear Garden
- Off Road Parking
- Annexe Potential
- Sought After Village Location

Tenure: Freehold

Postcode for SatNav: PE28 9NW

What3Words Location: leaflet.surpassed.keen

Property Constructed: 1970-1990

Council Tax Band: C

EPC Rating: D

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: 1 year old. Under warranty for 10 years

Utilities: Standard sewage, national grid electricity, mains water

Broadband: FTTP (fibre to the premises)

Loft: Boarded

Current Owner Purchased Property: 2012

Sellers Onward Movements: Downsizing Locally

Rear Garden Aspect: South-West

Rear Garden Boundaries: Unknown

Primary School Catchment: Fenstanton Primary, Hilton Primary

Secondary School Catchment: Swavesey Village College

Water Meter: Yes

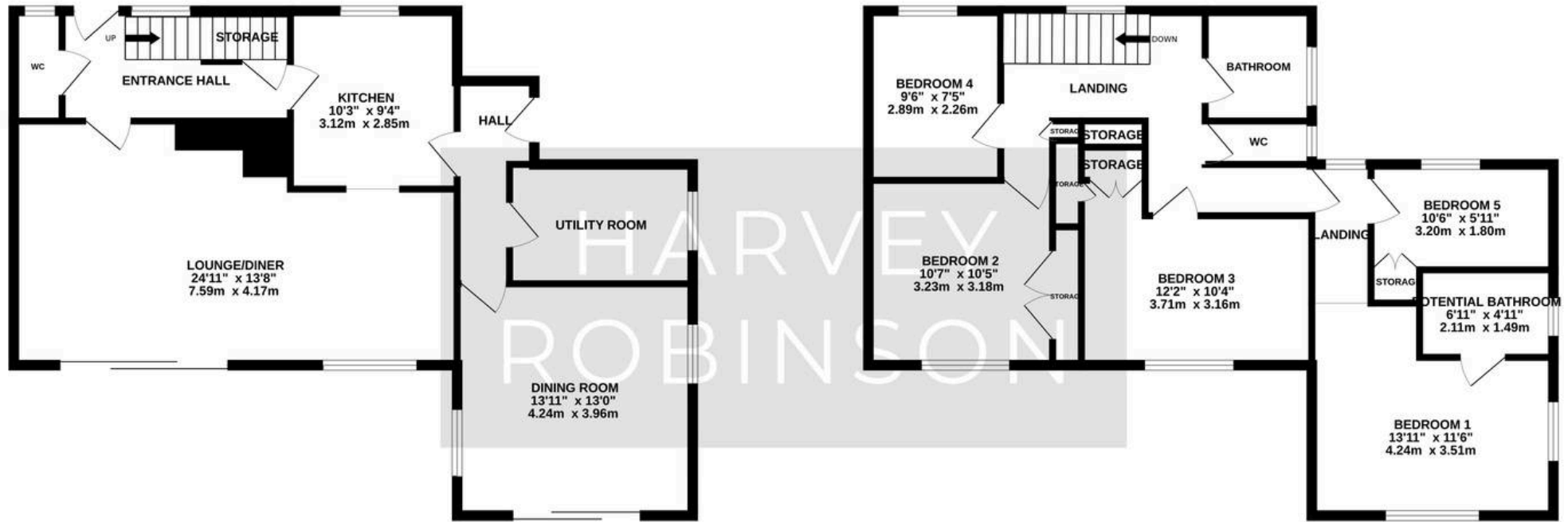


Harvey Robinson Estate Agents are delighted to present for sale this impressive semi detached home, offering extended and versatile accommodation throughout. Nestled in a sought after village location, the property boasts five well proportioned bedrooms, providing ample space for relaxation and privacy. The ground floor features two inviting reception rooms, perfect for entertaining guests or creating distinct living and dining areas. A modern downstairs cloakroom adds convenience for busy households, while the extended layout ensures flexibility to suit a variety of lifestyles. The spacious kitchen is well appointed and there is an additional utility room, perfect for family living. Upstairs, there are five bedrooms, a family bathroom and an additional room, previously a kitchenette that could make an ensuite bathroom with some renovations carried out. Off road parking and a single garage is provided to the side of the property. The enclosed rear garden offers a safe and private environment, ideal for children to play or for hosting outdoor gatherings with family and friends. Well maintained lawns and established planting provide an attractive backdrop, while a patio area offers the perfect spot for al fresco dining or relaxing in the warmer months. The garden is thoughtfully designed for low maintenance, allowing homeowners to enjoy the outdoor space without the need for extensive upkeep. The property is situated within easy reach of local amenities, schools and transport links, making it a convenient base for commuters and families alike. Early viewing is highly recommended to avoid disappointment, and essential to fully appreciate the generous proportions and quality of accommodation on offer.



GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.

1ST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1519 sq.ft. (141.1 sq.m.) approx.

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Hilton is a highly sought after, picturesque village situated between St Ives and Cambridge. A short walk away from the property is the village green and cricket pitch spanning almost 27 acres which hosts annual village events such as bonfire night and Feast Week. Also found on the green is the turf maze which is one of only 8 remaining in the country, originally cut by William Sparrow in 1660 and enjoyed by the residents of the village since. There is a popular pub and newsagents within walking distance of the property. The village is popular with commuters with Huntingdon train station being accessible within a ten-minute drive providing easy access into central London within an hour. Cambridge city centre is also easily accessible via car on the A14 or via the busway park & ride terminal in St Ives. The market town of St Ives is approximately 5 miles away with plenty of shops, along with some great independent stores and cafes. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. The village is serviced by schools in nearby villages of Fenstanton or Elsworth whilst a secondary school can be found in Swavesey. There are also independent schools in Kimbolton, Oundle and Cambridge.





## Harvey Robinson St Ives

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