



HARVEY ROBINSON

Guide Price

£375,000 - £400,000

Westbrook

Hilton, PE28 9NW

- Semi-Detached Family Home
- Sought After Village Location
- Three Spacious Bedrooms
- Two Reception Rooms

- Recently Renovated Throughout
- Utility Room
- South Facing Rear Garden
- Single Garage and Double Driveway



PROPERTY SUMMARY

GUIDE PRICE £375,000-£395,000

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this immaculately presented three bedroom semi-detached house in the ever-popular village of Hilton. Arranged over two floors, this spacious property has been updated and improved by the current owners and would make an excellent first time buy or family home. There is a generous entrance hall leading to a refitted downstairs cloakroom and a light and airy lounge to the rear of the home. The lounge has expansive sliding doors spanning the width of the room and ensures that light streams into this space. The heart of this home is the open plan kitchen dining room that has been refitted by the current owners in a modern, matt grey unit with complementary textures tiling. There is an integrated oven, microwave, gas hob and dishwasher as well as modern undercounter lighting throughout. Completing the ground floor, there is a side porch which is utilised as a boot room as well as a separate utility room housing the gas central heating boiler. Upstairs, there are three generous bedrooms, two of which benefitting from ample built in storage. The family bathroom has also been refitted and much like the rest of the home, is equipped for 'smart' home living with a centralised system controlling all of the electrics in the property if required. The rear garden is south facing and enjoys a good degree of privacy. There is a generous storage shed to the rear of the garden as well as access to the single garage to the side. The property benefits from a double driveway to the front, as well as additional off-road parking on the access road, and a pleasant front garden. The property fronts a green with mature trees providing yet further privacy to this home. Viewing of this rarely available property is essential and can be organised by contacting our St Ives office.



LOCATION AND AMENITIES

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.





FAQ'S

Tenure: Freehold
Property Constructed: 1968
Post Code for SatNav: PE28 9NW
What3Words Location: smile.airbase.removal
Council Tax Band: C
EPC Rating: D
School Catchment Areas: Fenstanton Primary, Hilton Primary, Swavesey Village College
Seller's Onward Movements: Upsizing Locally
Current Owners Lived in Property: 6 Years
Boiler: Est. 2012 but owners unsure. With service history
Rear Garden Boundaries: Right hand side, middle right is jointly owned but maintained and built in 2018 by house behind
Rear Garden Aspect: South West
Water Meter: Yes, located in cloakroom behind panel near toilet
Loft: Boarded, three lights, with loft ladder



GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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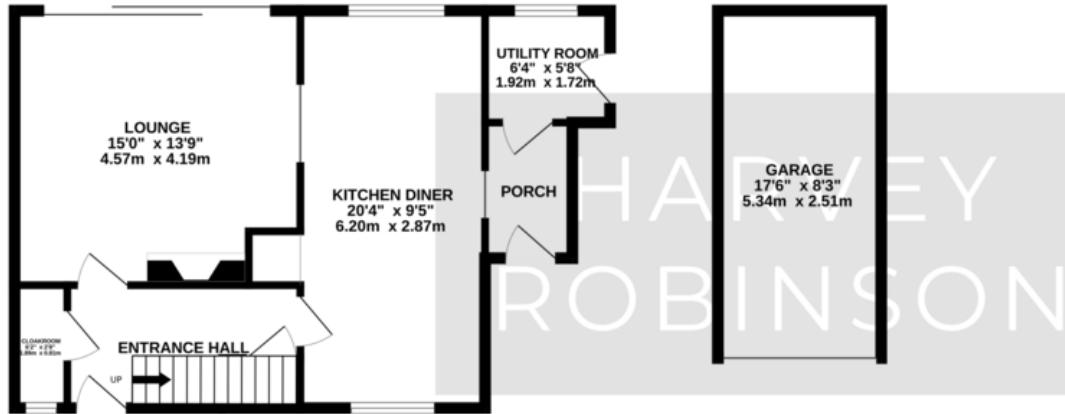
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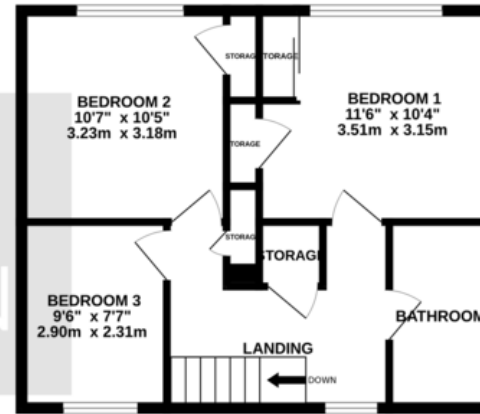




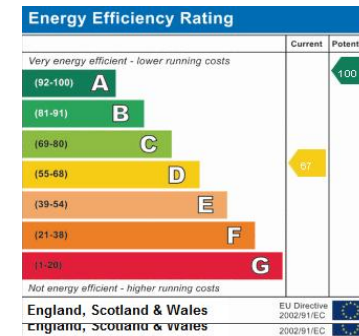
GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.1 sq.m.) approx.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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