



Bennett Way, Sawston, Cambridge, CB22 3FR

CHEFFINS

Bennett Way

Sawston, Cambridge,
CB22 3FR

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: B
- Council Tax Band: D
- Gas Central Heating
- Parking & Garage
- Front & Rear Gardens

A modern 3 bedroom family home forming part of a select development on the edge of this well served village. The accommodation comprises entrance hall, living/dining room, kitchen, cloakroom, master bedroom with en suite shower room, 2 further double bedrooms and bathroom. Front and rear gardens, off street parking and garage. We regret no pets or sharers. Unfurnished. Available now. EPC: B and Council Tax Band: D.

3 2 1

£1,700 PCM





LOCATION

Sawston is a popular, South Cambridgeshire village located approximately 6 miles south of Cambridge. The village has a wide range of local facilities including a number of shops, banks/building societies, library, public houses and both primary and secondary schools. Sawston is particularly well placed for access to Granta Park, Babraham Research Park and Addenbrooke's Hospital/Biomedical Campus. London commuters are well served with a mainline railway station at Whittlesford (about 2 miles), providing services to London's Liverpool Street in about 1 hour. The M11, A505 and A11 are all within close proximity providing access to both the north and south. Distances approximate*

ENTRANCE HALL

with stairs rising to first floor, built in storage cupboard and door to cloakroom, kitchen and:

LIVING/DINING ROOM

dual aspect with window to side aspect, patio doors with access to garden, further window to rear aspect and opening to:

KITCHEN

'L' shaped reducing to 5'11" (1.80m) and 7'8" (2.34m) respectively. Modern fitted kitchen with soft close base and wall units, work tops, sink with window to front aspect above and integrated appliances including oven, ceramic hob with extractor above, fridge freezer, dishwasher and washer dryer.

CLOAKROOM

with WC, wash basin with vanity shelf below and frosted window to side aspect.

STAIRS/LANDING

stairwell with window to side aspect and landing with airing cupboard and doors to bedrooms 1, 2 & 3 and bathroom.

BEDROOM 1

with fitted wardrobe with sliding mirrored doors, window to front aspect and door to:

EN SUITE SHOWER ROOM

with shower enclosure, WC, wash basin with vanity shelf below, heated towel rail and frosted window to side aspect.

BEDROOM 2

with dormer window to front aspect.

BEDROOM 3

dual aspect with windows to side and rear aspects.

BATHROOM

with shower over bath, WC, wash basin with vanity shelf below, heated towel rail and frosted window to rear aspect.

OUTSIDE

FRONT

off street parking on drive with access to generous single garage and open front garden principally laid to lawn with shrub borders and path to front door.

REAR

enclosed rear garden principally laid to lawn with patio, door to garage and side gate.

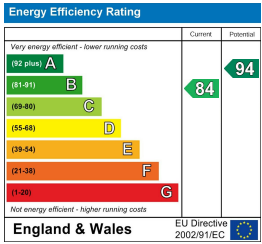
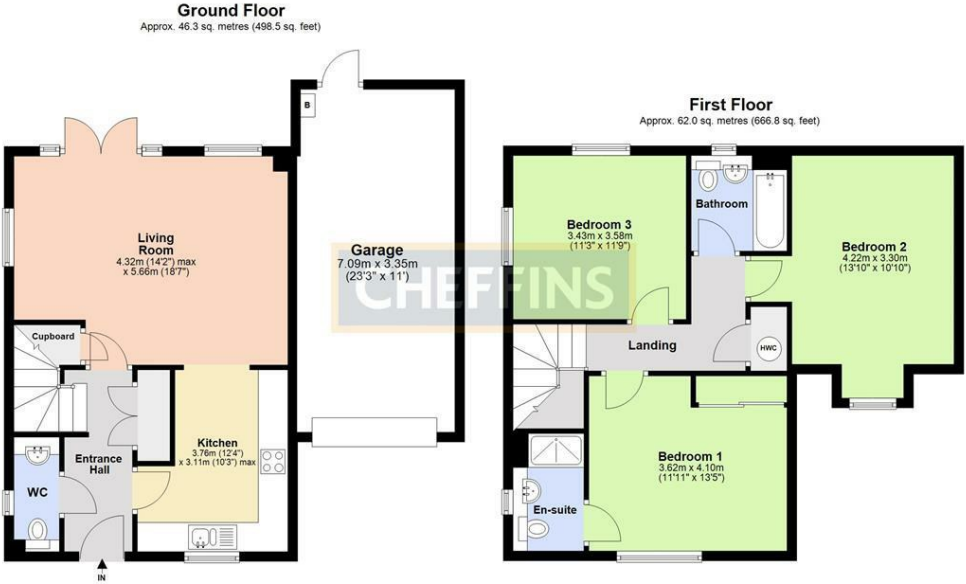
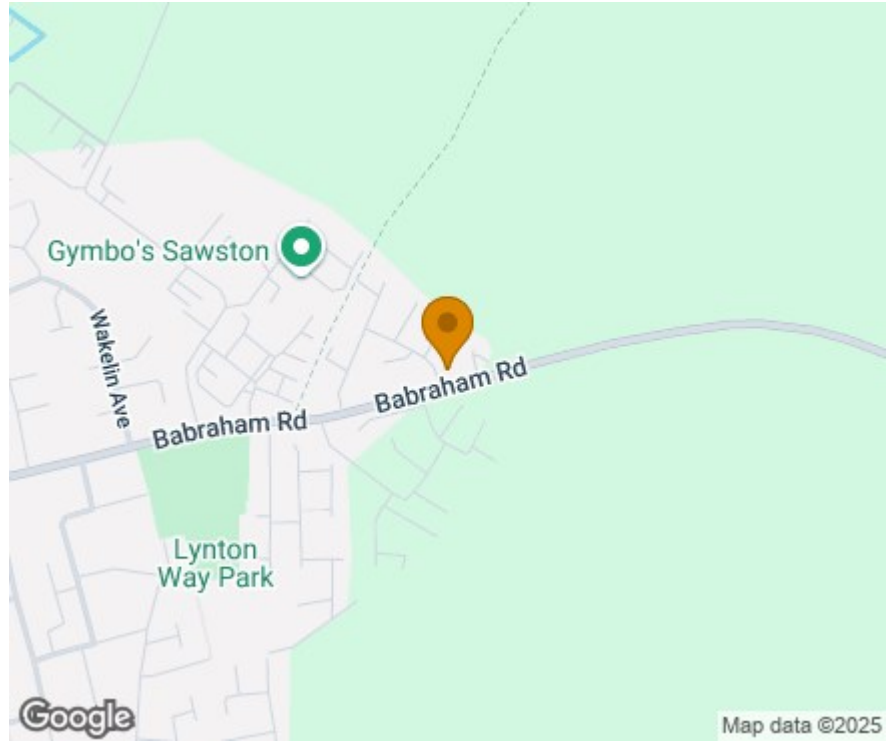
LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy
Holding Deposit - £392
Deposit - £1961







Total area: approx. 108.3 sq. metres (1165.4 sq. feet)

Note: Not to scale - For guidance purposes only
Floor area excludes garage
Plan produced using PlanUp.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

