High Street, Sawston, Cambridge, CB22 3BG

CHEFFINS

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4 2 2

£1,800 PCM

- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: F
- Gas Central Heating
- Off Street Parking & Garage
- Garden

A spacious 4 bedroom single storey detached dwelling located within this well served village between Cambridge and Saffron Walden. The versatile accommodation comprises entrance hall, kitchen and utility, 3 reception rooms, cloakroom, principle bedroom with en-suite, 3 further double bedrooms and bathroom. Further benefits include single garage, off street parking and enclosed rear garden. We regret no sharers. Unfurnished. Available now. EPC: D and Council Tax Band: F.

LOCATION

Sawston is a popular South Cambridgeshire village, approximately 6 miles south of Cambridge, offering a good range of shops, pubs, library, banks and both primary and secondary schools. The village is ideally positioned for Granta Park, Babraham Research Park and Addenbrooke's Hospital/Biomedical Campus. Whittlesford Parkway station, around 2 miles away, provides regular services to London Liverpool Street in approximately one hour. The M11, A505 and A11 are also within easy reach, providing excellent road connections. Distances and journey times are approximate.

ENTRANCE HALL
door to cloakroom, family room and hallway.

CLOAKROOM
wc, wash basin with mirror above and window to front aspect.

FAMILY ROOM
window to front aspect.

HALLWAY
built in coats cupboard and doors to inner hallway, dining room and kitchen.

KITCHEN
base and wall units, works tops with breakfast bar, 1.5 bowl sink with window to rear aspect above, freestanding oven with electric hob and extractor above, undercounter fridge and dishwasher, hatch to dining room and door to:

UTILITY
work top, undercounter freezer and washer dryer and window and door to side passage.

DINING ROOM
hatch to kitchen, sliding patio doors to rear garden and double doors to:

SITTING ROOM
feature fireplace (not in use), sliding patio door to side aspect, window to rear aspect and door to:

INNER HALLWAY
airing cupboard and doors to bedrooms and bathroom off.

BEDROOM 1
window to rear aspect and door to:

EN-SUITE SHOWER ROOM
shower enclosure, wc, wash basin with mirrored cabinet above and window with obscured glass to side aspect.

BEDROOM 2
window to front aspect.

BEDROOM 3
window to side aspect

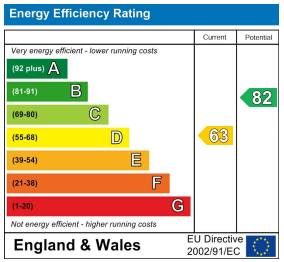
BEDROOM 4
window to front aspect.

BATHROOM
shower enclosure, bath with handheld shower, wc, wash basin with mirrored cabinet above and window with obscured glass to side aspect.

OUTSIDE
single garage with up and over door, side door to passage and off street parking for one car in front. Open front garden with hedgerow borders and beds and side gate to passage leading to enclosed rear garden principally laid to lawn with patio, lean to shed, matures trees and shrub borders.

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

Holding Deposit - £415
Deposit - £2076



Total area: approx. 164.0 sq. metres (1765.3 sq. feet)

Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

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