



London Road, Sawston, CB22 3HU

CHEFFINS

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Sawston,
CB22 3HU

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Guide Price £465,000



An individual and established detached single storey home providing surprisingly versatile and cleverly designed accommodation together with off street parking/driveway and generous enclosed rear garden.





LOCATION

The property occupies a prominent and most convenient non-estate location almost opposite Granta Sawston medical centre and situated towards the southern edge of this thriving and popular South Cambridgeshire village. Sawston provides an extensive range of local amenities including shops, primary and secondary schooling and inns/restaurants. There are also local bus stops close by and the village is particularly well placed for access to Addenbrookes Hospital/Biomedical Campus and is just 6 miles south of the university City of Cambridge. For the commuter there are main line stations in Cambridge (including Cambridge South, due to be open in the summer) and also at Whittlesford (just 2 miles away) as well as access onto the M11 motorway at Duxford (Junction 10).

SIDE PART GLAZED ENTRANCE DOOR
to:

ENTRANCE HALL

with glazed windows with frosted glass to either side, radiator, opening to long rear hall, door to:

FAMILY/MUSIC ROOM

A flexible living space with its own independent access to the front with entrance door leading to the main room with natural wood style flooring, radiator, sealed unit double glazed windows to front and side aspect. This room was formerly a garage but has been converted to additional living space and could possibly be utilised as a bedroom as well as a reception room.

GLAZED DOOR FROM HALL
to:

MAIN LIVING ROOM

with open fireplace with tiled surround and hearth, radiator, sealed unit double glazed windows to front and side aspect, recess to side of fireplace with fitted shelving.

KITCHEN

with inset stainless steel sink unit with mixer taps and cupboards below, worktops to side with space and plumbing for dishwasher, further

cupboards beneath, integrated refrigerator and freezer, range of wall storage cupboards, space and plumbing for washing machine, further base units comprising worktops with cupboards and drawers beneath, Thermocom boiler for central heating, glazed windows to side aspect and part glazed door leading to side pathway and gardens, integrated oven and grill, further glazed windows to side aspect, deep built-in storage cupboard.

LONG INNER HALL

with built-in cloaks/storage cupboard and further built-in airing cupboard.

BATHROOM

with bath with shower attachment and mixer taps, vanity style unit with wash hand basin, cupboards below, fitted shelves, low level w.c., wall mounted radiator/towel rail and glazed windows to side aspect with frosted glass, part tiled walls.

SHOWER ROOM

with tiled shower cubicle with wall mounted shower unit, folding glazed doors, ceramic tiled walls and floor.

DINING ROOM

with radiator, sealed unit double glazed windows to side aspect, serving hatch from kitchen.

BEDROOM 1

with radiator, sealed unit double glazed windows to rear aspect overlooking the rear gardens.

BEDROOM 2

with radiator, sealed unit double glazed windows to rear aspect overlooking the gardens.

BEDROOM 3

with radiator, sealed unit double glazed windows to side aspect.

OUTSIDE

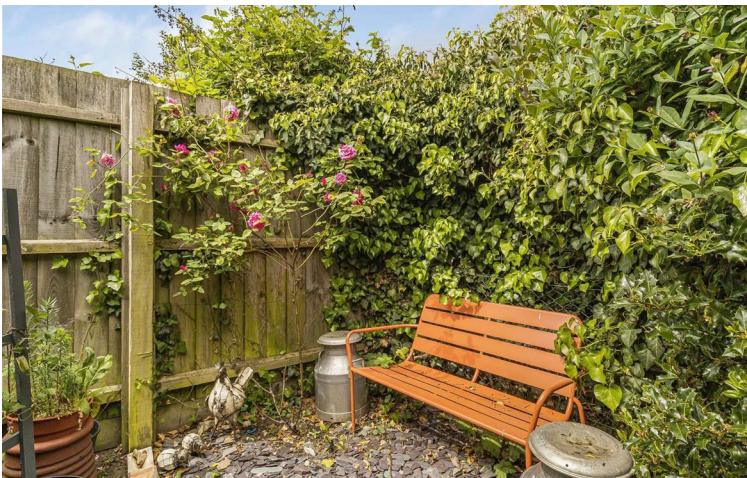
To the front of the property there is a courtyard style garden area with pebblestones, hedgerow, shrubs and bushes to side and a driveway/parking area. To the side of the property there is a former pathway with a variety of mature shrubs and to the other side of the property there is a long pathway with hedgerow to side which in turn leads to the rear garden.

To the rear of the property there is a mature and generous garden which is laid to lawn with a great variety of mature shrubs, bushes and trees around. There is also an oil storage tank with trellis style fencing around and at the far end of the garden there are vegetable beds and a timber garden storage shed. Further patio area with paved slabs and slate.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £465,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - South Cambridgeshire District Council



Approximate Gross Internal Area 1311 sq ft - 122 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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