



Churchfield Avenue, Sawston Cambridge  
**£425,000 Freehold**

**Sharman  
Quinney**

# Key Features

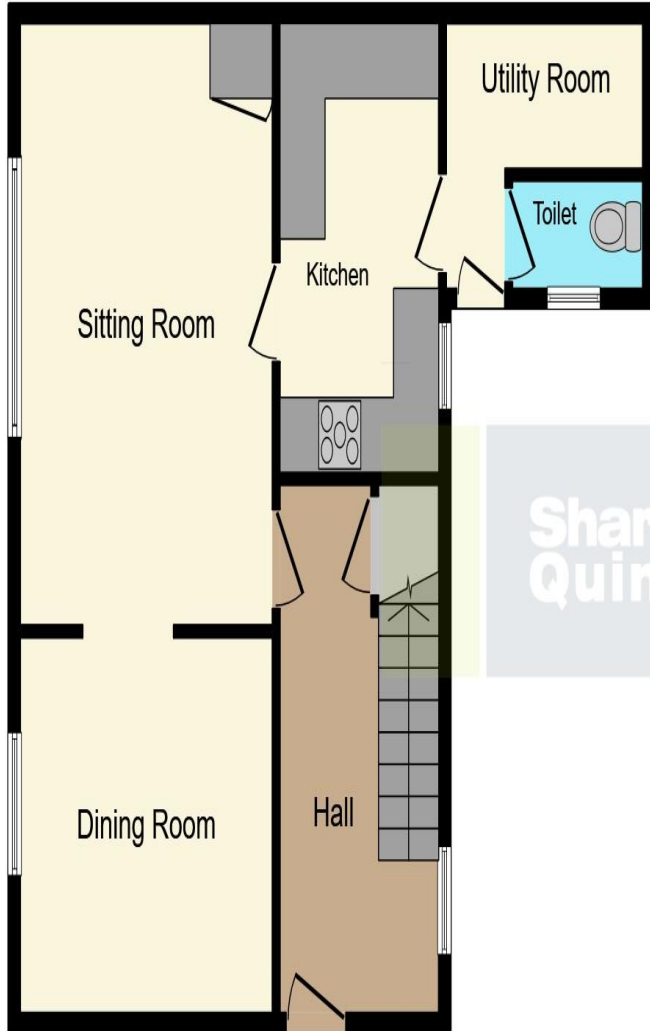


- Fantastic Scope for Extension (stpp)
- Close to Sawston High Street
- Generous Rear Garden
- Standard Construction (PRC certificate available upon request for mortgage lenders)

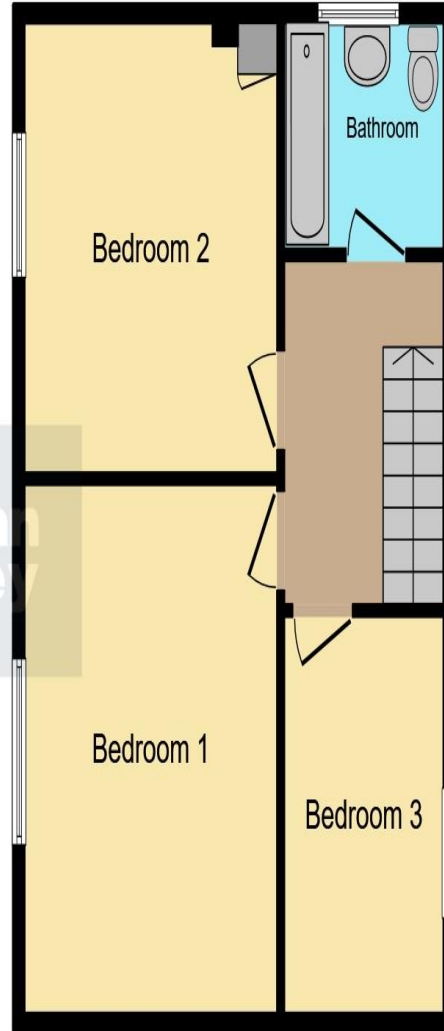
## ■ Gated Driveway for Numerous Vehicles

Sawston is one of Cambridgeshire's largest communities and as such offers a first class range of amenities. A village supermarket, shops, bank, chemist and professional facilities are included and two business parks are on the outskirts. There are two primary schools, the Sawston Child Care Nursery School and the village college which offers a variety of adult educational opportunities. Junction 10 of the M11 is about 3 miles away and Whittlesford mainline station is about 2 miles with an excellent commuter service to London Liverpool Street in under an hour. Stansted Airport is also within easy reach being approximately 22 miles away. There is a regular bus service and cycle path to Cambridge City Centre which offers convenient access to Cambridge Medical Campus and Addenbrooke's Hospital.





**Ground Floor**



**First Floor**

Accommodation comprises;

Entrance Hall

Kitchen - 3.59m x 2.41m (11'9" x 7'11")

Living Room - 4.81m x 3.33m (15'9" x 10'11")

Dining Room - 3.33m x 2.99m (10'11" x 9'10")

Utility Room - 3.50m x 2.17m (11'6" x 7'1")

First Floor Landing

Bedroom One - 4.21m x 3.36m (13'10" x 11')

Bedroom Two - 3.61m x 3.33m (11'10" x 10'11")

Bedroom Three - 3.21m x 2.40m (10'6" x 7'10")

Shower Room - 2.40m x 2.05m (7'10" x 6'9")

Outside

FRONT - enclosed by double gates and fencing , mainly laid to lawn with hardstanding driveway

The REAR garden is laid to lawn with a hardstanding seating area. Enclosed by panelled fencing. Numerous outbuildings with


To view this property call Sharman Quinney on:  
**01223 844760**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

# Selling your property?

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