



Churchfield Avenue, Sawston Cambridge  
**£575,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Four bedrooms
- Two en-suites
- Double Driveway
- Beautiful modern kitchen and dining room
- Quiet location

We are delighted to present this fantastic 4 bedroom end of terrace house in a location with brilliant links to Cambridge and London. This property sits on a quiet road in Sawston and boasts 4 bedrooms set over three floors with an outbuilding perfect for use as a home office. As you enter through the spacious living room you meet what many would regard as the standout feature of this property, the stunning modern kitchen and dining room. The First floor holds the master bedroom with en suite alongside two spacious bedrooms with another bathroom. The Second floor is entirely another large bedroom with en suite with amazing natural light from two skylights. We strongly advise to register your interest early to avoid disappointment.



## Measurements

Living room - 3.2m x 5.7m (10'50" x 18'70")

Entrance hall -

Kitchen - 4.3m x 3.0m (14'1" x 9'84")

Dining room 4.3m x 4.4m (14'1" x 14'43")

Downstairs WC

Bedroom 1 - 4.0m x 3.8m (13'1" x 12'46")

Bedroom 2 - 3.0m x 3.4m (9'84" x 11'15")

Bedroom 3 - 2.4m x 3.9m (7'87" x 12'79")

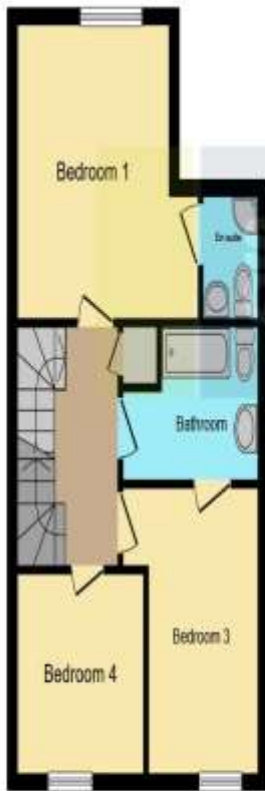
Bedroom 4 - 1.9m x 2.0m (6'23" x 6'56")

Bathroom





**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

Total floor area 139.2 m<sup>2</sup> (1,499 sq.ft.) approx


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.

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

# Selling your property?

Contact us to arrange a **FREE**  
home valuation.

 01223 844760

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