



Churchfield Avenue, Sawston Cambridge
offers over £550,000 **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.





Ground Floor

First Floor

Second Floor

Outbuilding

Total floor area 139.2 m² (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.

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

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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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTS102491 - 0004

