



Edinburgh Avenue, Sawston Cambridge  
offers over £325,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Popular Village Location
- Excellent Schools and Amenities
- Three Bedrooms
- Free Mortgage Advice in Branch
- Well Presented Throughout

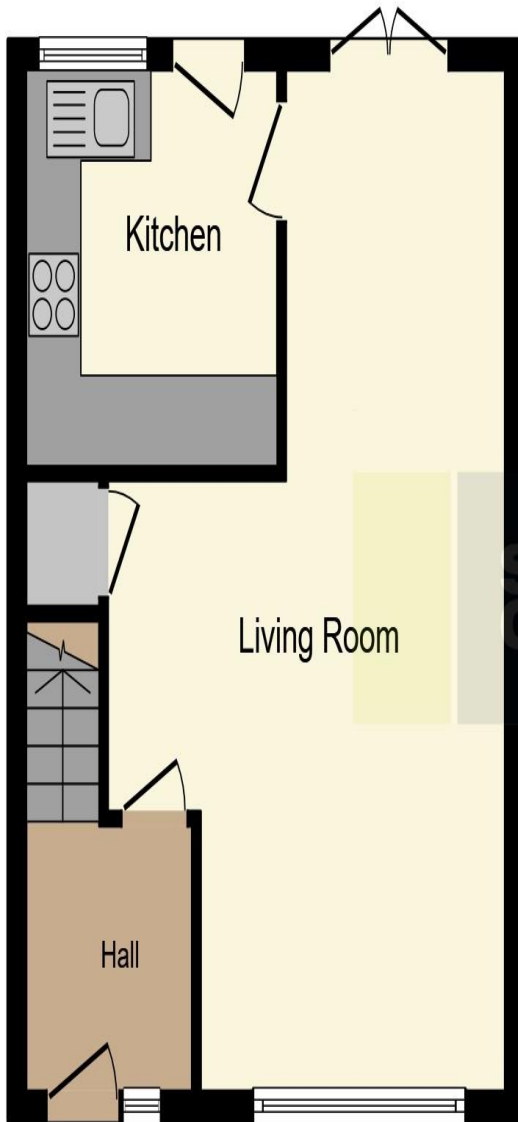
Positioned on the north side of the popular village of Sawston is this wonderful 3 bedroom home.

As you enter the property you are immediately drawn to the open plan living room and dining area, double patio doors open up into the garden which is an impressive size and has private access to the playing field to the rear.

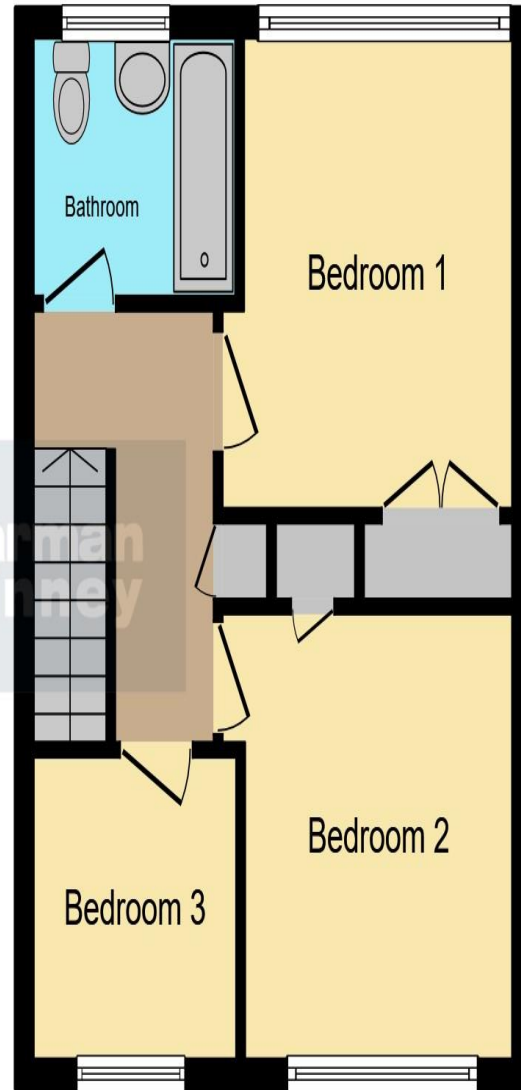
The first floor holds the 3 bedrooms and family bathroom, the master and second bedroom are both great sized double rooms with the third bedroom perfect for a home office or single room.

Outside, there is on street parking available and parking available in the passage behind the house. There is a good sized shed at the bottom of the garden.





**Ground Floor**



**First Floor**

## Measurements

Living Room  
4.26m x 6.27m (13'11" x 20'7").

Kitchen  
2.67m x 2.57m (8'9" x 8'5").

Bedroom 1  
3.26m x 3.03m (10'8" x 9'11").

Bedroom 2  
3.26m x 2.95m (10'8" x 9'8").

Bedroom 3  
2.02m x 2.25m (6'7" x 7'4").


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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

# Selling your property?

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

 01223 844760

 49 Woollards Lane, Great Shelford, CAMBRIDGE,  
Cambridgeshire, CB22 5LZ

 [greatshelford@sharmanquinney.co.uk](mailto:greatshelford@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



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: GTS102681 - 0002