



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

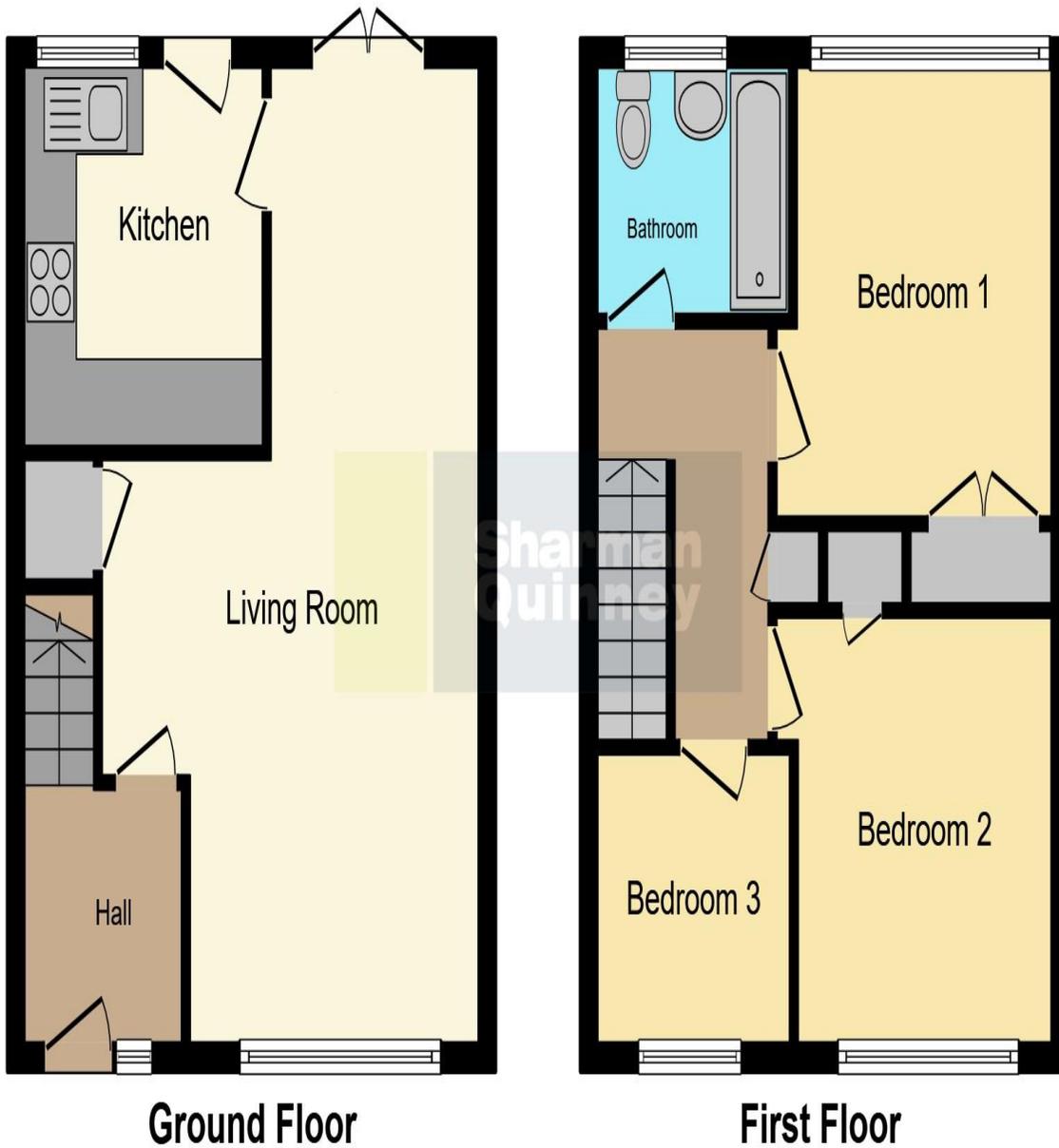
Positioned on the north side of the popular village of Sawston is this wonderful 3 bedroom home.

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.





## 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**

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