



Edinburgh Avenue, Sawston Cambridge
£325,000 Freehold

**Sharman
Quinney**

Key Features

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- Desirable village location
- Spacious open plan living
- Modern fitted kitchen
- Three bedrooms
- Contemporary family bathroom

The property opens to a welcoming entrance hall, leading to an open-plan living area with dual-aspect windows that flood the space with natural light. The modern, refitted kitchen boasts sleek white cabinets and generous work surfaces, perfect for cooking and entertaining.

Upstairs, the home offers three well-proportioned bedrooms-two doubles and a comfortable single-alongside a contemporary family bathroom.

Outside, the rear garden is mainly laid to lawn, complemented by a patio area and pathway, creating an ideal outdoor space. To the front, on-street parking is available, with additional allocated parking located in the passage behind the property.



This home is a Trusteel Mark 2 steel-frame construction. While non-standard, it is fully mortgageable.

Sawston is one of the largest villages south of Cambridge, just 3 miles from the city boundary and 4 miles from Addenbrooke's campus. The area benefits from excellent links to the M11, as well as an extensive network of cycle paths.

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").

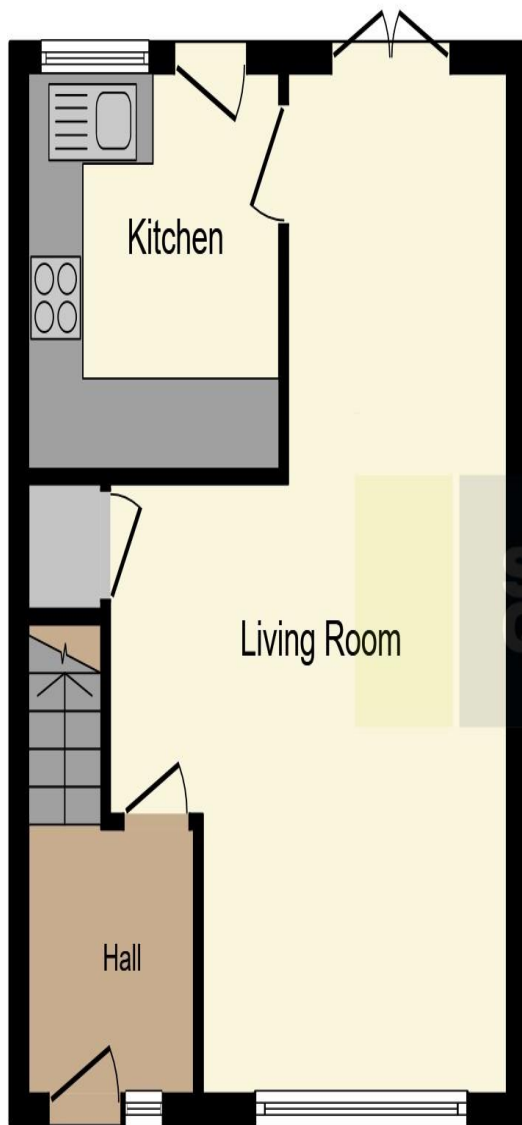
Bedroom 2

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

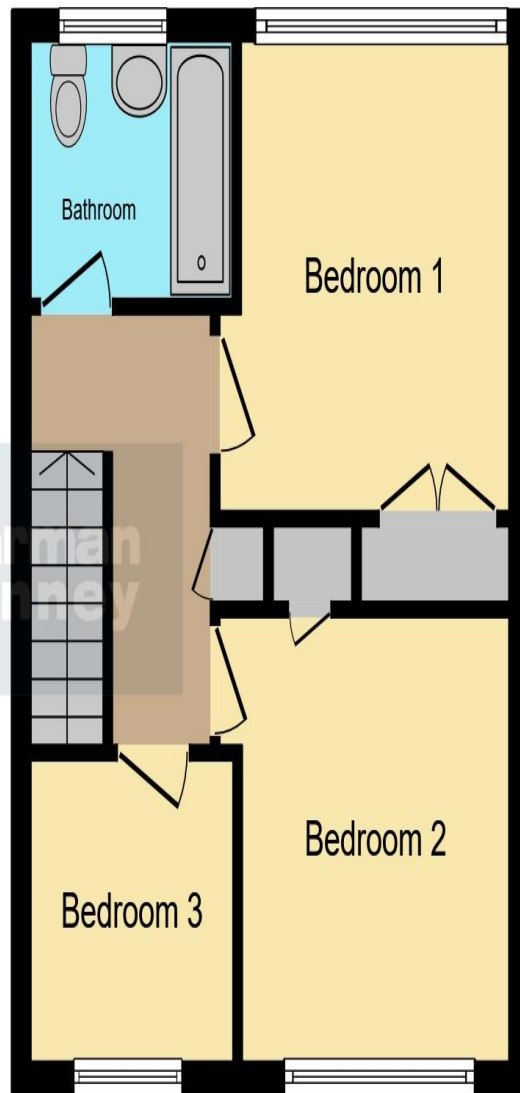
Bedroom 3

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





Ground Floor



First Floor


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

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