



Princess Drive, Sawston Cambridge
£335,000 Freehold

**Sharman
Quinney**

Key Features



- No onward chain
- Spacious lounge / diner with patio doors to garden
- Good sized kitchen with garden access
- Two double bedrooms plus single / study
- Family bathroom
- Generous family home in quiet residential location

Upon entering, you're welcomed by a generous entrance hall that sets the tone for the space throughout the property. The large open-plan lounge and dining area spans the full depth of the home and benefits from plenty of natural light, with patio doors opening directly onto the rear garden. The kitchen is well-sized and also offers direct access to the garden, with potential to reconfigure or extend (subject to planning) to create a modern kitchen/diner.



Upstairs, the home continues to impress with two spacious double bedrooms and a generous single bedroom, ideal for a child's room, home office, or guest space. The family bathroom is complemented by a separate WC.

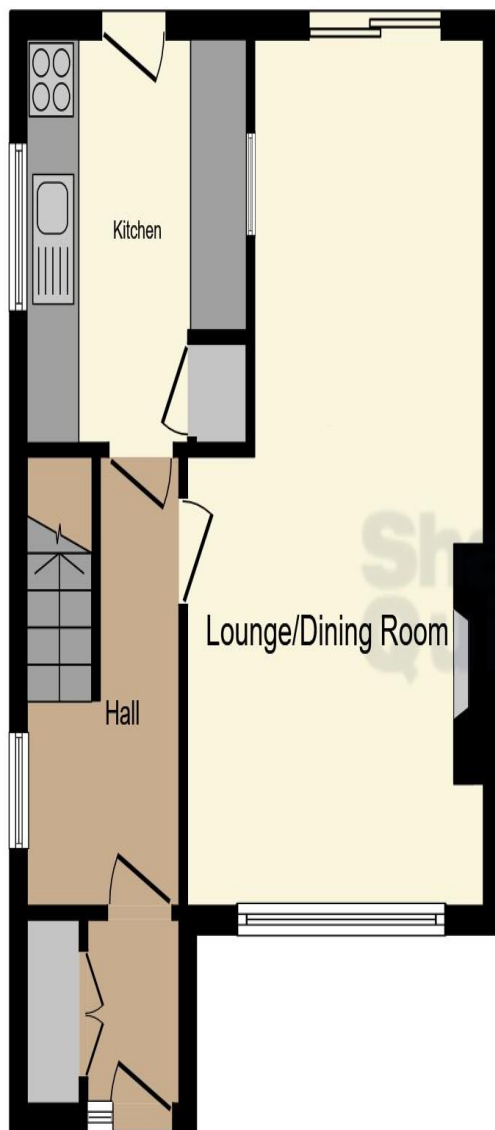
Outside, the rear garden is mainly laid to lawn, offering plenty of space for children to play or for keen gardeners to enjoy. There's also a patio area, perfect for summer barbecues, and access into a single garage. The front garden is also lawned, and a long driveway provides ample off-street parking, leading up to the garage.

Sawston is one of South Cambridgeshire's most highly regarded villages, offering a vibrant community atmosphere and excellent amenities, making it a popular choice for both families and commuters.

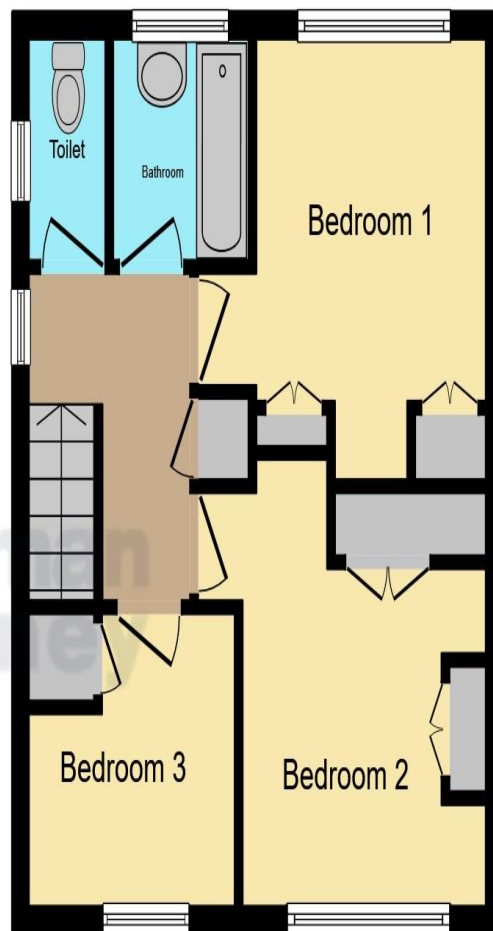
The village boasts a range of local conveniences, including a supermarket, independent shops, banks, and a chemist, catering to everyday needs. For families, education is well-served with two primary schools and the well-regarded Sawston Village College.

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





Ground Floor



First Floor

Sawston also benefits from excellent transport links. Junction 10 of the M11 is just 3 miles away, providing easy access to Cambridge, London, and beyond. For commuters, Whittlesford mainline station is approximately 1.3 miles away, offering direct services to London Liverpool Street in under an hour.

Entrance porch - 1.4m x 1.8m (4'5 x 5'9)

Entrance hall

Lounge / diner - 3.6m x 6.6m (11'8 x 21'6)

Kitchen - 2.7m x 2.9m (8'8 x 9'5)

First floor landing

Bedroom one - 3.1m x 3.7m (10'1 x 12'1)

Bedroom two - 3.2m x 3.1m (10'4 x 10'1)

Bedroom three - 2.5m x 2.5m (8'2 x 8'2)

Bathroom

WC

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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