



Wakelin Avenue, Sawston Cambridge
£359,995 Freehold

**Sharman
Quinney**

Key Features



- Three generous bedrooms
- Well-proportioned rooms
- Spacious living room
- Private rear garden
- Convenient downstairs WC
- Single garage
- Quiet village location

This three-bedroom home in Sawston offers a spacious and versatile layout, perfect for family living.

On the ground floor, the property features an entrance hall with a convenient WC which leads to the spacious open plan style kitchen, and dining room. This area is the heart of the home, making it perfect for entertaining guests and family gatherings. To the rear of the property, you will find the well-sized living room and practical storage unit.

Upstairs, the principal bedroom benefits from a built-in storage unit whilst allowing space for bedroom furniture, while the second bedroom is a



generous double. A third bedroom provides flexibility as a child's room, guests bedroom, or study.

The first floor is completed by a modern family bathroom and further built-in storage on the landing.

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.

Measurements

Ground floor

Kitchen - 3.32m x 2.32m / 10'8 x 7'7

Dining room - 4.18m x 2.81m / 13'7 x 9'2

Living room - 3.59m x 5.23m / 11'7 x 17'1

WC - 1.65m x 1.04m / 5'4 x 4'5

First floor

Bedroom one - 3.59m x 3.62m / 11'7 x 11'8

Bedroom two - 3.28m x 2.81m / 10'7 x 12'5

Bedroom three - 2.58m x 2.40m / 8'4 x 7'8

Bathroom - 2.28m x 2.32m / 7'4 x 7'6





Ground Floor First Floor


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