



Wakelin Avenue, Sawston Cambridge
£350,000 Freehold

**Sharman
Quinney**

Key Features



- Three generous bedrooms
- Well-proportioned rooms
- Spacious living room
- Single garage
- Convenient downstairs WC

The ground floor features a welcoming entrance hall, a bright dining room with an open archway to the kitchen, complete with a breakfast bar - ideal for casual dining. To the rear, the generous living room enjoys patio doors leading directly to the garden, creating a wonderful light-filled space that's perfect for relaxing or entertaining. A convenient downstairs WC completes the ground floor.

Upstairs, you'll find three well - proportioned bedrooms and a family bathroom, providing comfortable and practical accommodation for families or professionals.

Outside, the private rear garden offers a large patio area, perfect for outdoor dining, plus a lawned area and access to a useful outbuilding for



storage or hobbies.

To the front, the property benefits from an external shed, garage en-bloc, and on-street parking.

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





Ground Floor First Floor

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

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01223 844760

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