



Greensand Avenue, Barrington Cambridge
Offers In Excess Of £475,000 Freehold

**Sharman
Quinney**

Key Features



- Immaculately presented modern semi detached residence
- Peaceful setting within the highly desirable village of Barrington
- Stylish open - plan kitchen / dining space with garden access
- Elegant principal bedroom with en-suite
- Two further well appointed bedrooms and contemporary bathroom
- Landscaped rear garden with patio and side access
- Single garage and private off road parking

Set within a quiet location, this stunning modern family home offers well-presented accommodation throughout. The ground floor comprises an entrance hall, downstairs WC, generous lounge and a contemporary open-plan kitchen/diner with patio doors opening onto the rear garden.



To the first floor are two double bedrooms, including an en-suite to the principal bedroom, a well-proportioned third bedroom and a modern family bathroom.

Externally, the rear garden is mainly laid to lawn with a patio area and side access. The property further benefits from a single garage and off-road parking to the side.

Barrington is a highly sought-after South Cambridgeshire village, popular with families and centred around one of England's largest village greens. The village offers a well-regarded primary school, a friendly pub and a variety of local clubs and community activities.

Foxton and Shepreth railway stations provide excellent commuter links to Cambridge and London.

Entrance hall

WC

Living room - 5.03m x 3.34m (16'5 x 10'9)

Kitchen / diner - 5.52m x 3.67m (18'11 x 12')

First floor landing

Bedroom one - 3.46m x 2.75m (11'3 x 9')

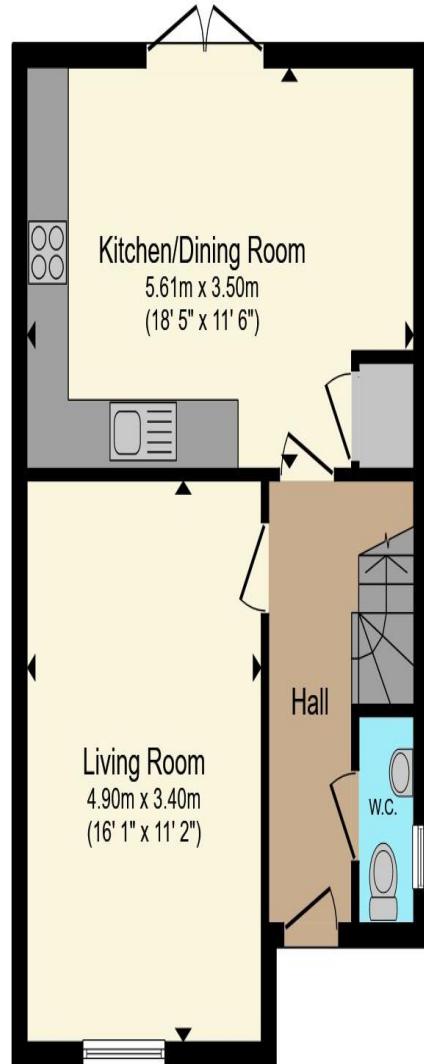
En-suite

Bedroom two - 3.57m x 2.87m (11'7 x 9'4)

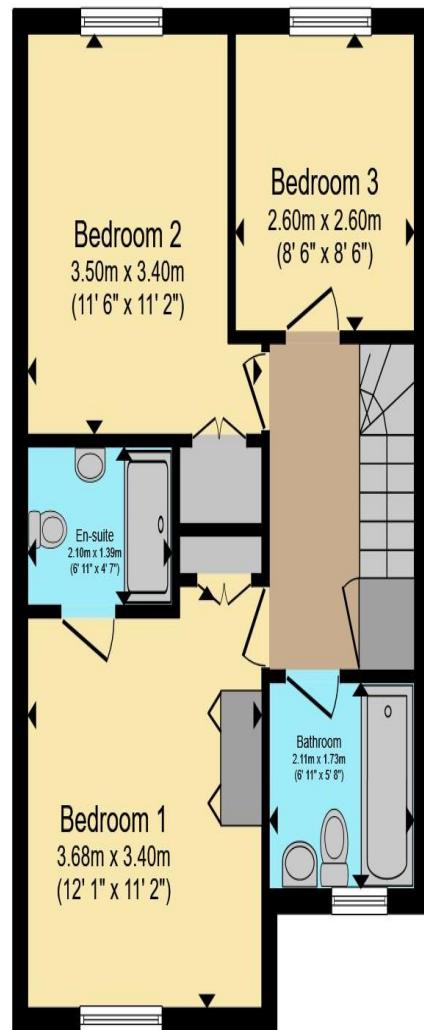
Bedroom three - 2.61m x 2.61m (8'5 x 8'5)

Bathroom





Ground Floor



First Floor

Total floor area 90.8 m² (977 sq.ft.) approx

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.propertybox.io

Sharman
Quinney

To view this property call Sharman Quinney on:
01223 844760

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 01223 844760

 49 Woollards Lane, Great Shelford, CAMBRIDGE,
Cambridgeshire, CB22 5LZ

 greatshelford@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTS103078 - 0001

