



15 Queensway, Sawston, Cambridge, CB22 3DJ  
Guide Price £525,000 Freehold



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01223 800860



**AN EXTENDED AND BEAUTIFULLY PRESENTED DETACHED FAMILY RESIDENCE, SET WITHIN A LARGE GARDEN AND ENJOYING A PLEASANT POSITION WITHIN THIS HIGHLY SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.**

- 4 bedroom, detached family home
- 0.12 acres
- Gas-fired central heating to radiators
- Driveway parking
- Council tax band - E
- 1200 sqft / 112 sqm
- Refitted kitchen & bathrooms
- Built - 1964
- EPC - D / 57

The property enjoys a pleasant position just off Babraham Road and a short walk from the village college, primary school and thriving village centre. The current owners have transformed the property with a programme of expansion and full refurbishment, resulting in generously proportioned and beautifully presented accommodation.

The accommodation in brief, consists of an entrance hall with a cloakroom w.c. just off. The open planned kitchen / dining room is a wonderful family space fitted with attractive contemporary cabinetry, Corian working surfaces with an inset one and a half sink unit with mixer tap and drainer, a central island with solid wood work surface, pull out larder, a range of integral appliances including an induction hob, double oven, extractor, microwave, fridge-freezer and a dishwasher. The dining area opens to the sitting room, with bifold doors to the rear and a media wall, all complemented by solid oak flooring. Just off the kitchen is a large boot room/ utility room, which has ample space for the usual white goods plus a door to the garden. Off the inner hallway, stairs rise to the first floor accommodation, with a fitted storage cupboard, oak flooring and a contemporary, vertical-style radiator.

Upstairs, there are four bedrooms and a refitted luxury family bathroom.

Outside, the driveway provides parking for two cars. The front garden is laid mainly to lawn with double gates leading to the rear garden, which is predominantly laid to lawn with flower and shrub borders, a selection of mature trees and bushes, a decked, patio area and all is enclosed by fencing and enjoys good levels of privacy.

**Location**

Sawston is one of Cambridgeshire's largest communities and as such offers a first class range of amenities. A village supermarket, shops, bank, chemist and professional facilities are included and two business parks are on the outskirts. There are two primary schools, the Sawston Child Care Nursery School, and Sawston Village College which offers a variety of adult educational opportunities.

Junction 10 of the M11 is about 3 miles away and Whittlesford mainline station is about 1.5 miles with an excellent commuter service to London Liverpool Street in under an hour. Stansted Airport is also within easy reach being approximately 22 miles away. There is a regular bus service and cycle path to Cambridge City Centre.

**Agent's Note**

The original construction of the building in the 1970s was steel framed.

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity, gas and mains drainage.

**Statutory Authorities**

South Cambridgeshire District Council.

Council Tax Band - E

**Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

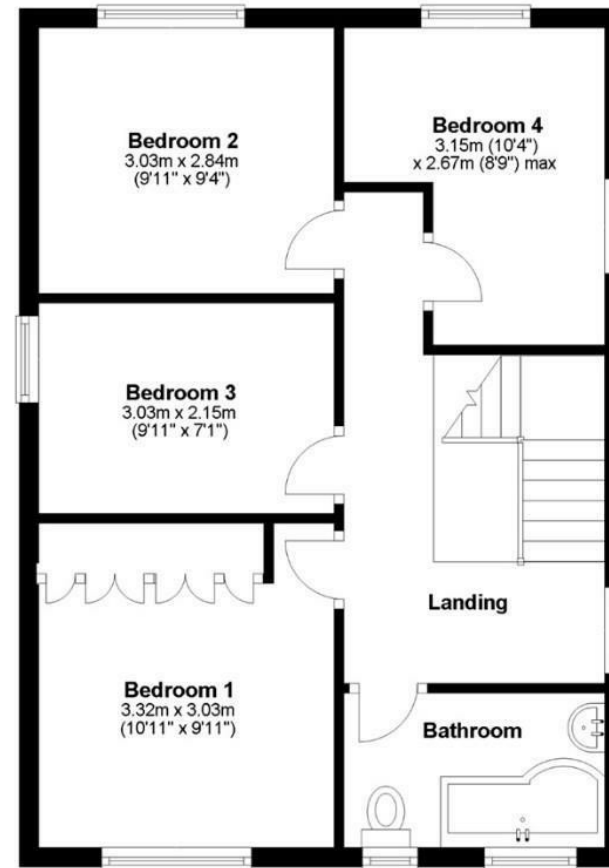
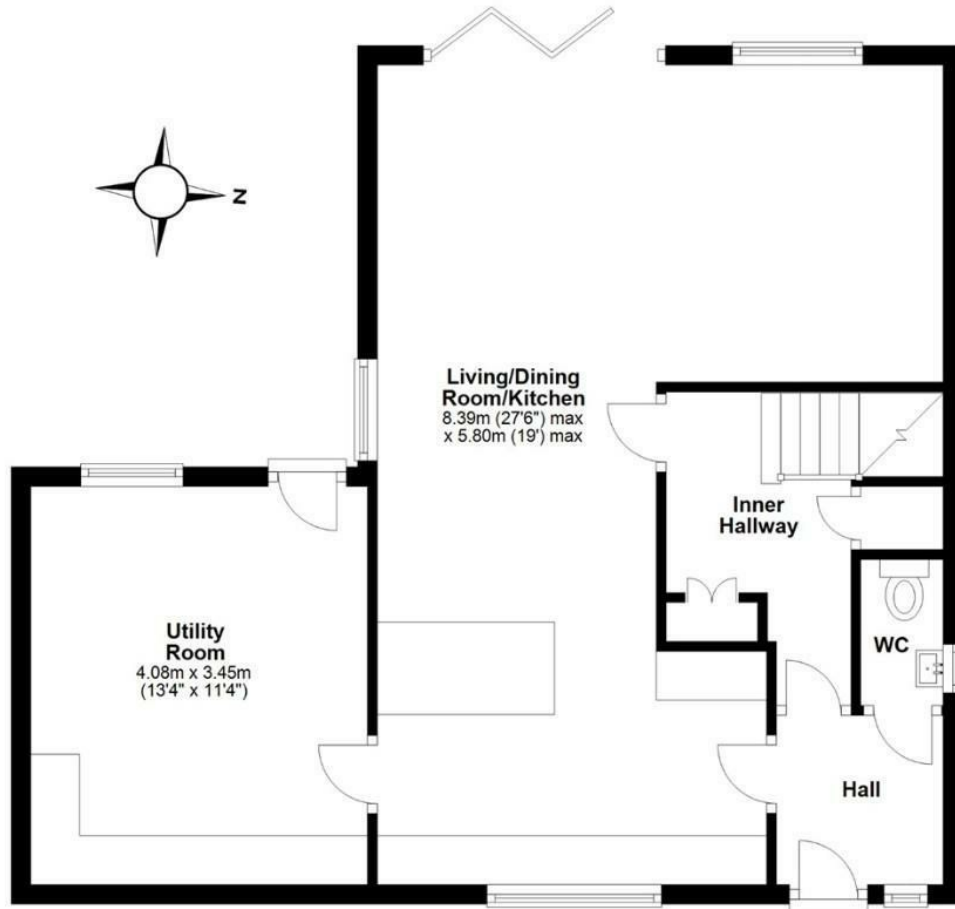
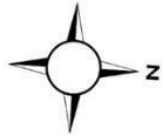
**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



### Ground Floor

### First Floor



Approx. gross internal floor area 112 sqm (1200 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



