



FOR SALE
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ARNOLD
& HARRIS
01223 800860
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55 Babraham Road, Sawston, Cambridge, CB22 3DQ
Guide Price £450,000 Freehold



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**AN ESTABLISHED SEMI-DETACHED HOUSE, EXTENDED AND MUCH IMPROVED
WITH OFF ROAD PARKING, GARAGE, MATURE REAR GARDEN AND LOCATED
WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- Extended 3 bedroom semi-detached house
- Sitting room with wood burning stove
- Study with vaulted ceiling
- Off road parking and garage
- Council tax band -D
- 1126 sqft/104 sqm
- Well equipped kitchen/dining room
- Gas fired central heating to radiators
- EPC-B/87
- Solar panels

The property occupies a fine non-estate position set back from the road and just a short walk from the primary school and village college. Over the years the property has been extended and much improved plus solar panels have also been fitted.

The accommodation comprises a generous entrance hall with mono-pitched roof incorporating a large Velux window allowing excellent light, given its south-facing aspect. There are stairs to first floor accommodation and fitted book shelving. The dual aspect sitting room boasts French doors to the garden plus a wood burning stove. The kitchen/dining room is fitted with contemporary cabinetry, solid wood working surfaces and matching central preparation island with inset one and a half sink unit and drainer, pull-out larder cupboards and deep pan drawers plus a range of integrated appliances including a four ring gas hob, double oven, extractor, dishwasher and washing machine, plus space for a fridge/freezer and tumble dryer. This area opens to the office/music room, again with mono-pitch roof incorporating a large Velux window.

Upstairs off the landing are three bedrooms including the main bedroom with fitted wardrobe cupboards and all the bedrooms have wood effect flooring. The bathroom comprises a panel bath with electric shower over, vanity wash hand basin and an airing cupboard plus there is a separate WC.

Outside, the property is set back from the road with a generous driveway providing parking for three to four cars and leading to the garage with up and over door, power and light connected. Gated access leads to the rear garden which is a generous shingled patio area and this opens to an expansive lawned garden with flower and shrub borders and beds, a selection of trees and bushes, a summerhouse, greenhouse and all is enclosed by fencing.

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.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band - D

Fixtures and Fittings

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

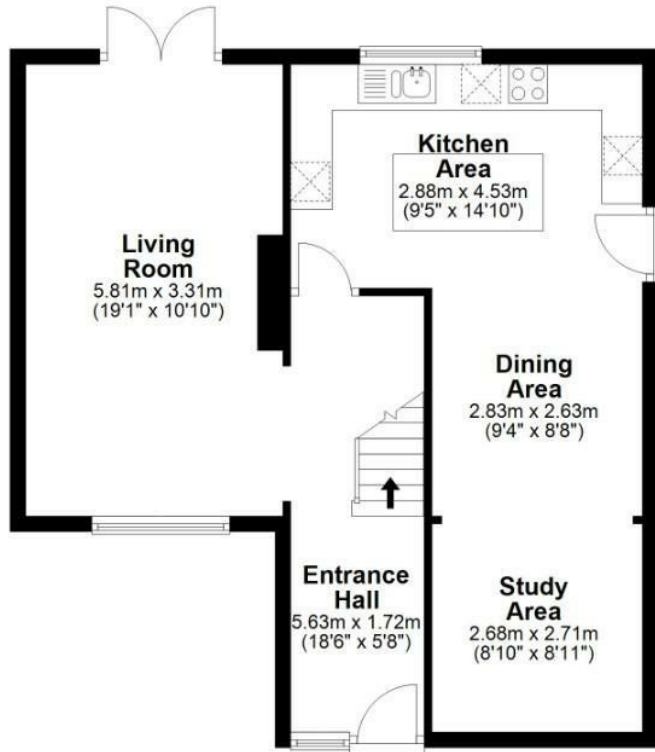
Viewing

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



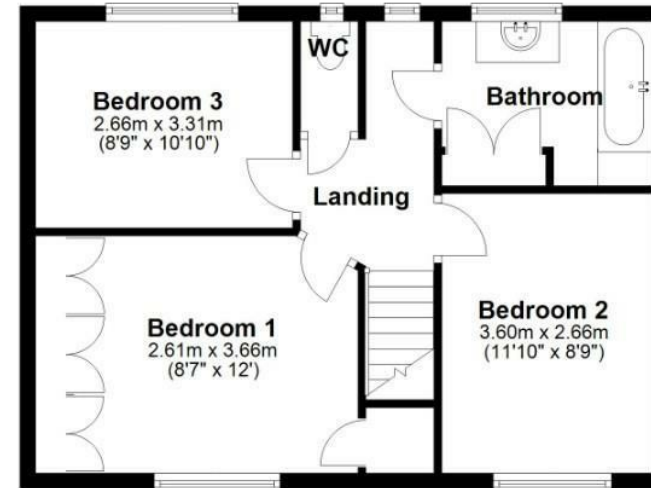
Ground Floor

Main area: approx. 58.6 sq. metres (630.4 sq. feet)
Plus garages, approx. 14.5 sq. metres (155.9 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



Main area: Approx. 104.6 sq. metres (1126.0 sq. feet)

Plus garages, approx. 14.5 sq. metres (155.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(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		

