



6 Brookfield Road

Sawston, South Cambridgeshire





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Sawston, Cambridge

6 Brookfield Road is a detached three-bedroom period home, located in the South Cambridgeshire village of Sawston. The property is situated on the village's south side, providing easy access via car to the A505 and M11 beyond plus an approx. 25-minute/1.3 mile walk to Whittlesford Parkway mainline train station with connections to Cambridge and London Liverpool Street.

Upon entering the property you are welcomed by a fantastically spacious open-plan living/dining room. The living room area is located to the front of the property with a large sash window, cast iron fireplace, dado rail and built-in shelves. The dining area is located to the rear, with a sash window looking out to the garden, built-in storage cupboards, stairs rising to the first floor and a door into the kitchen.

The kitchen is fitted with matching base and eye-level units with wooden work surfaces, space for fridge/freezer, dishwasher, electric oven and gas hob. The kitchen has a door that leads out to the rear garden and a door to an inner lobby. The inner lobby has a door to an impressive larder cupboard with space for the washing machine and a door to the downstairs bathroom.

The bathroom is fitted with a three-piece suite comprising a bath with shower connection above, wash hand basin and WC.

Upstairs, the first-floor landing gives way to three double bedrooms and an airing cupboard. The master bedroom is located at the front of the property with two sash windows and built-in wardrobes. The second bedroom is situated in the middle of the property with a sash window and bedroom three is to the rear.



Outside, the rear garden is approximately 100ft in length, mainly laid to lawn with a patio area adjacent to the property and all boarded by shrubs and planting beds. To the front, there is a small front garden of lawn and shrubs. Parking is on-street and unrestricted.

Agents Note:

Tenure - Freehold

South Cambs Council - Band D - £2,101.34 PA

Energy Rating: E

Mains Services Connected

Mobile Coverage: Good Coverage From All Major Networks (Ofcom)

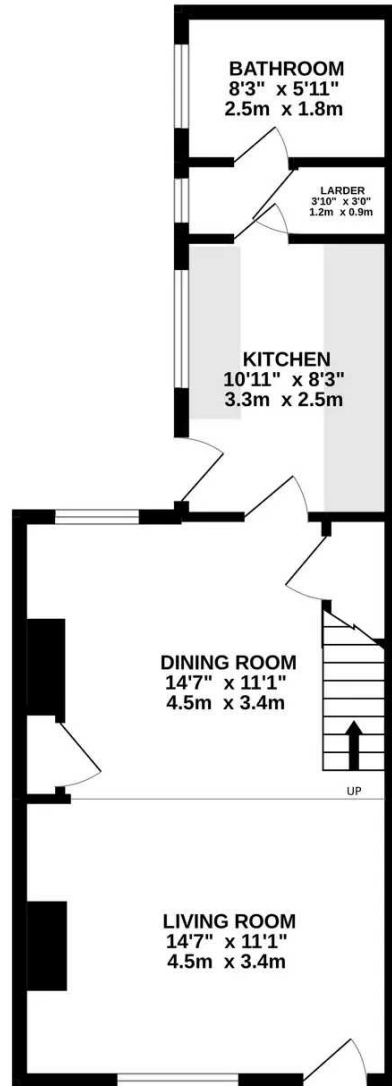
Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

Location:

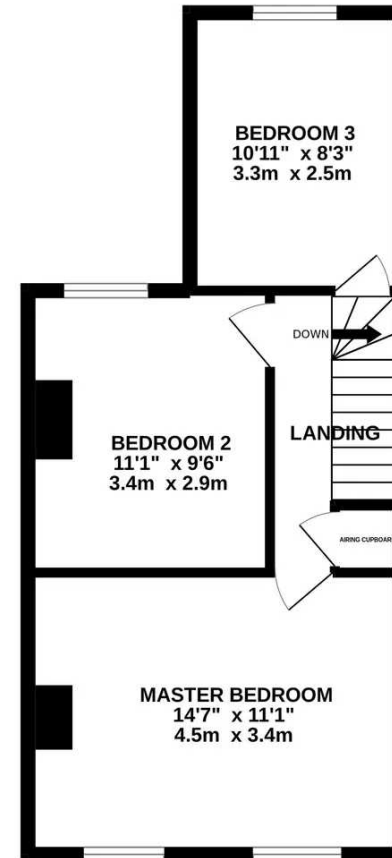
Sawston is a village located approx. 7 miles south of Cambridge and approx. 50 miles north of London. In the 2021 census, there were 7,260 residents with the village benefitting from a number of independent shops, sports amenities, a Co-Op supermarket and two pubs. Sawston also has a secondary school, Sawston Village Collage, which has an Ofsted rating of 'Good' and two primary schools.



GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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