



**22 The Briars, Sawtry**

In Excess of **£400,000**

 **Oliver James**  
Property Sales & Lettings





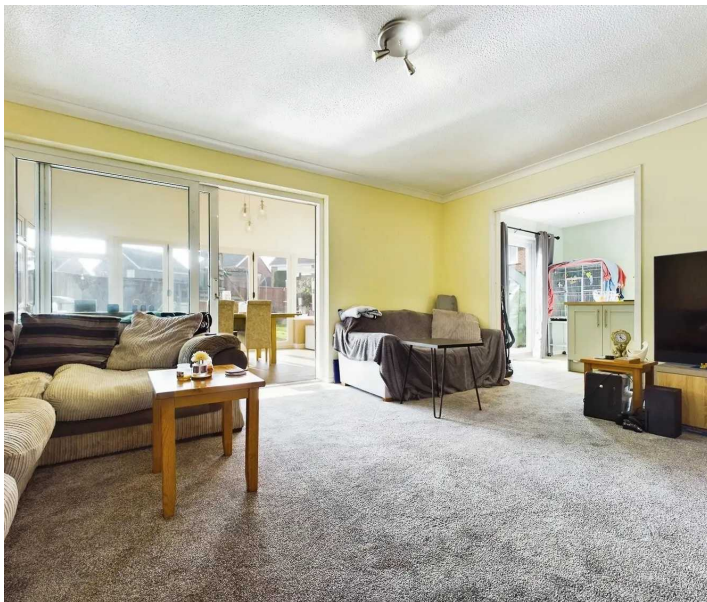
## 22 The Briars

Sawtry, Huntingdon

A versatile four/five bedroom detached home situated towards the end of a cul de sac. The property has been adapted in the form of a converted garage to additional bedroom with wet room attached.

Tenure: Freehold

- Extended sun room with insulated warm roof.
- Two en-suites and further family bathroom.
- Walking distance to schooling, shops and local amenities.
- Detached home providing versatile accommodation.
- Four five bedrooms.
- Driveway parking to front.
- South facing rear elevation.
- The Gross Internal Floor Area is approximately 1358 sq/ft / 126 sq/metres.
- EPC: TBC.
- Corner plot with a rear garden measuring approximately 33' 8" x 39' 11" (10.25m x 12.16m)







## INTRODUCTION

A versatile four/five bedroom detached home situated towards the end of a cul de sac on a corner plot. The property has been adapted in the form of a converted garage to additional bedroom or office space with wet room attached. The kitchen has been refitted in a tasteful styling with an extended sun roof with insulated roof to the rear taking advantage of the south facing rear garden. Upstairs are four bedrooms, the principal of which has an en suite as well as a family bathroom.

## LOCATION

Home to approximately 6000 people Sawtry is ideally located halfway between Huntingdon and the city of Peterborough with easy and quick access to the A1 and A14 road networks. Also situated within Huntingdon is the Train Station which provided a direct commuter service via a single stop at St Neots into Kings Cross in just 45 minutes. Located within Sawtry itself are many local amenities including a primary and secondary school, a leisure centre with a swimming pool and a variety of independent shops as well as a Co-op supermarket.

