



**Connells**

Swansley Lane  
Lower Cambourne



Townhouse in a quiet location in Lower Cambourne benefitting from kitchen and dining areas overlooking the garden & separate lounge. The middle floor comprises of three bedrooms and family bathroom with rolltop bath then the master suite fills the second floor. Garage and parking complete this home.

#### Entrance Hall

Door to front, radiator.

#### Cloakroom

Wash hand basin, WC, extractor fan, radiator, restricted head height.

#### Kitchen Area

12' 11" Max x 7' 1" ( 3.94m Max x 2.16m )

Window to rear, fitted kitchen with a range of wall and base units, complementary work surfaces, sink and drainer, tiled splash back, electric oven, gas hob, space for fridge/freezer, plumbing for washing machine and dishwasher, central heating boiler in cupboard, tiled flooring.

#### Dining Area

8' 2" x 10' 2" ( 2.49m x 3.10m )

French Doors to rear, radiator.

#### Inner Hall

Stairs to first floor landing, storage cupboard.

#### Lounge

12' 6" Max x 12' 3" Max ( 3.81m Max x 3.73m Max )

Two windows to side, window to front, electric fireplace, radiator.

#### First Landing

Stairs to Inner Hall and second floor accommodation.



## Bedroom Two

15' 8" Max x 9' 1" Max ( 4.78m Max x 2.77m Max )

Two windows to rear, airing cupboard, radiator.

## Bedroom Three

10' 1" x 8' ( 3.07m x 2.44m )

Window to front, radiator.

## Bedroom Four

7' 2" x 6' 11" ( 2.18m x 2.11m )

Window to front, radiator.

## Bathroom

Window to side, stand alone roll top bath, wash hand basin, WC, fully tiled, shaver point, radiator.

## Second Landing

Stairs from first floor accommodation.

## Bedroom One

11' 8" Max x 15' 8" Max ( 3.56m Max x 4.78m Max )

Window to front, walk in wardrobe, loft access, restricted head height, radiator.

## Ensuite

Velux window to rear, shower cubicle, vanity wash hand basin, WC, tiled splash back, shaver point, extractor fan, storage cupboard, chrome heated towel rail, tiled flooring, restricted head height.

## Rear Garden

Fence enclosed, patio area, laid to lawn, decking area, shed, outside tap, gate to side.

## Garage And Parking

Single garage with up and over door and parking space.

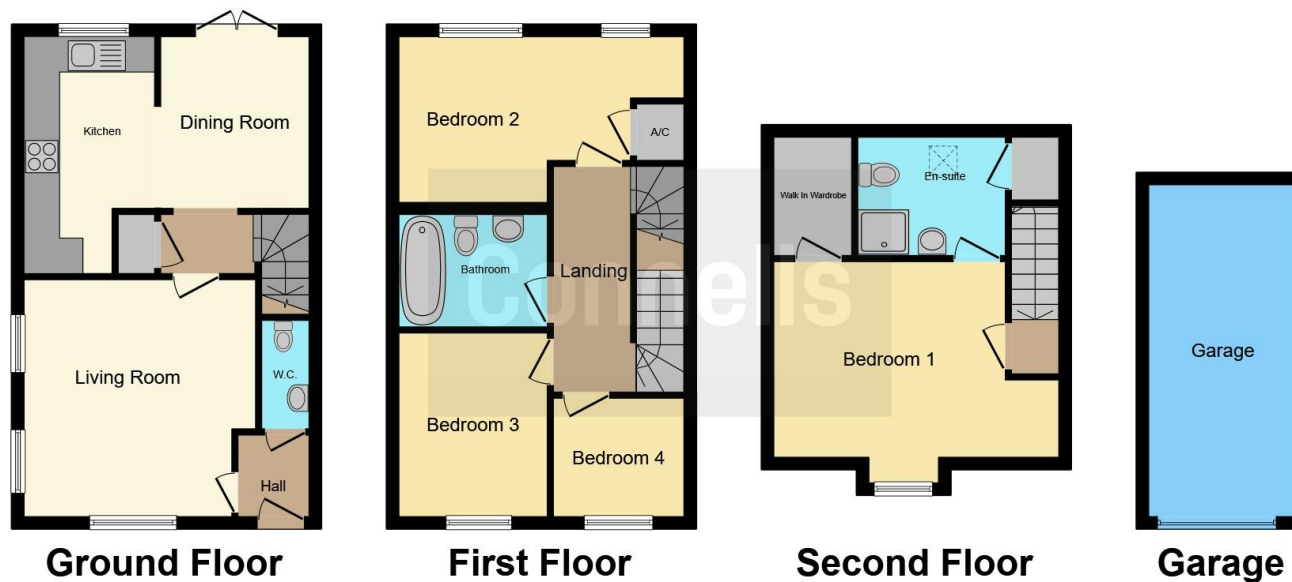
## Agent Notes

Please ask regarding charges









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**T 01954 714900**  
**E [cambourne@connells.co.uk](mailto:cambourne@connells.co.uk)**

Awaiting Photograph

Unit 2 Caxton House Broad Street Great Cambourne  
 CAMBRIDGE CB23 6JN

**EPC Rating: C**

Tenure: Freehold

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