



Swordfish Drive, Upper Cambourne Cambridge  
**£450,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Master with En-Suite
- 16ft Kitchen/Diner
- Built-In Wardrobes in Bedroom 1 & 2
- Walking Distance to local Schools and Amenities
- Downstairs Cloakroom

On the outskirts of Upper Cambourne this stunning family home is located perfectly. Close to local Schools and Amenities. This immaculately presented home also boasts being on the door step to the Cambourne Nature Reserve, perfect for dog walkers and young families. Public transport is very well connected within the area and major road links take you into Cambridge in approximately 20 minutes. The nearest main line train station is St Neots, approximately 8.5 miles away, where you can get a direct train to Kings Cross within 43 minutes.

Ground Floor

Downstairs WC

Two-piece suite with Wash Hand Basin and low-level WC





Lounge - 9.10" x 16.07" (2.77m x 4.89m)  
Dual Aspect windows with French Doors leading to the garden.

Kitchen/Diner - 9.10" x 16.07" (2.77m x 4.89m)  
Dual Aspect windows. The Kitchen is fitted with a matching range of base and eye level units.

#### First Floor

Master Bedroom - 10.01" Max x 12.05" Max  
(3.05m Max x 3.67m Max)

Built-In wardrobes with window to front.

#### En-Suite

Fitted with a three-piece suite comprising of shower cubicle, wash hand basin and WC

Family Bathroom - 6.09" x 6.04" Max (1.85m x 1.84m Max)

Fitted with three-piece suite comprising bath with overhead shower, wash hand basin and WC and window to front.

Bedroom 2 - 10.00" Max x 9.11" Max (3.04m Max x 9.77m Max)

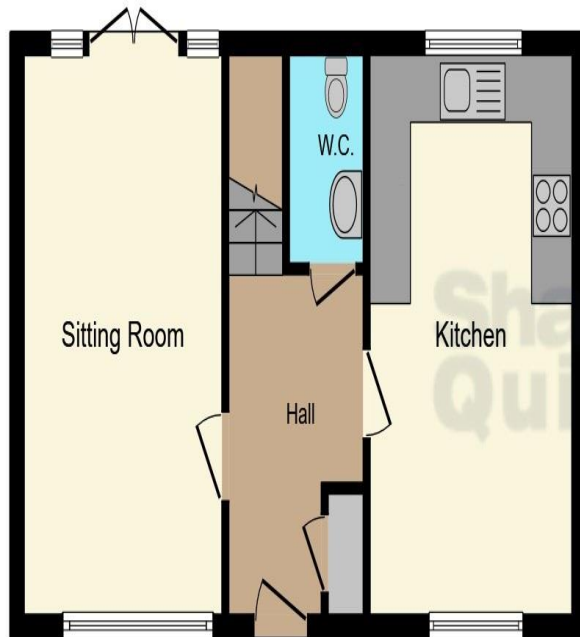
Built-In wardrobes with window to front.

Bedroom 3 - 10.00" x 7.00" (3.04m x 2.13m)

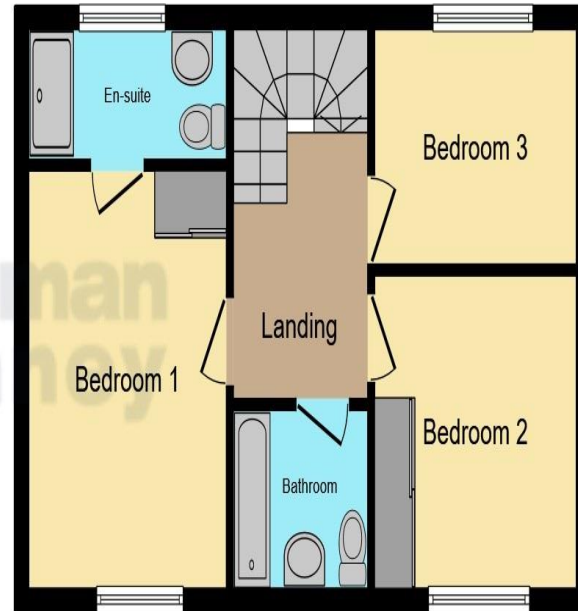
Window to rear with scenic views of the Country Parks.

#### Outside





**Ground Floor**



**First Floor**

Total floor area 81.4 m<sup>2</sup> (876 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)


Private enclosed rear garden that backs onto Country Parks. Not overlooked at all and offers a seated patio area from the Lounge. Driveway to the side of the property with parking for multiple cars.

To view this property call Sharman Quinney on:  
**01954 710620**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01954 710620

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