



London Road, Sawston, CB22 3HU

CHEFFINS

London Road

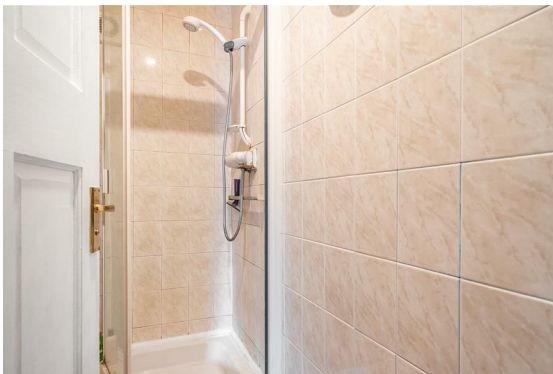
Sawston,
CB22 3HU

An individual and established detached single storey home providing surprisingly versatile and cleverly designed accommodation together with off street parking/driveway and generous enclosed rear garden.

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Guide Price £495,000





LOCATION

The property occupies a prominent and most convenient non-estate location almost opposite Granta Sawston medical centre and situated towards the southern edge of this thriving and popular South Cambridgeshire village. Sawston provides an extensive range of local amenities including shops, primary and secondary schooling and inns/restaurants. There are also local bus stops close by and the village is particularly well placed for access to Addenbrookes Hospital/Biomedical Campus and is just 6 miles south of the university City of Cambridge. For the commuter there are main line stations in Cambridge (including Cambridge South, due to be open in the summer) and also at Whittlesford (just 2 miles away) as well as access onto the M11 motorway at Duxford (Junction 10).

SIDE PART GLAZED ENTRANCE DOOR

to:

ENTRANCE HALL

with glazed windows with frosted glass to either side, radiator, opening to long rear hall, door to:

FAMILY/MUSIC ROOM

A flexible living space with its own independent access to the front with entrance door leading to the main room with natural wood style flooring, radiator, sealed unit double glazed windows to front and side aspect. This room was formerly a garage but has been converted to additional living space and could possibly be utilised as a bedroom as well as a reception room.

GLAZED DOOR FROM HALL

to:

MAIN LIVING ROOM

with open fireplace with tiled surround and hearth, radiator, sealed unit double glazed windows to front and side aspect, recess to side of fireplace with fitted shelving.

KITCHEN

with inset stainless steel sink unit with mixer taps and cupboards below, worktops to side with space and plumbing for dishwasher, further cupboards beneath, integrated refrigerator and freezer, range of wall storage cupboards, space and plumbing for washing

machine, further base units comprising worktops with cupboards and drawers beneath, Thermocom boiler for central heating, glazed windows to side aspect and part glazed door leading to side pathway and gardens, integrated oven and grill, further glazed windows to side aspect, deep built-in storage cupboard.

LONG INNER HALL

with built-in cloaks/storage cupboard and further built-in airing cupboard.

BATHROOM

with bath with shower attachment and mixer taps, vanity style unit with wash hand basin, cupboards below, fitted shelves, low level w.c., wall mounted radiator/towel rail and glazed windows to side aspect with frosted glass, part tiled walls.

SHOWER ROOM

with tiled shower cubicle with wall mounted shower unit, folding glazed doors, ceramic tiled walls and floor.

DINING ROOM

with radiator, sealed unit double glazed windows to side aspect, serving hatch from kitchen.

BEDROOM 1

with radiator, sealed unit double glazed windows to rear aspect overlooking the rear gardens.

BEDROOM 2

with radiator, sealed unit double glazed windows to rear aspect overlooking the gardens.

BEDROOM 3

with radiator, sealed unit double glazed windows to side aspect.

OUTSIDE

To the front of the property there is a courtyard style garden area with pebblestones, hedgerow, shrubs and bushes to side and a driveway/parking area. To the side of the property there is a former pathway with a variety of mature shrubs and to the other side of the property there is a long pathway with hedgerow to side which in turn leads to the rear garden.

To the rear of the property there is a mature and generous garden which is laid to lawn with a great variety of mature shrubs, bushes and trees around. There is also an oil storage tank with trellis style fencing around and at the far end of the garden there are vegetable beds and a timber garden storage shed. Further patio area with paved slabs and slate.



