



19 Granta Road, Cambridge, CB22 3HT
Guide Price £400,000 Freehold



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AN ESTABLISHED SEMI-DETACHED CHALET-STYLE RESIDENCE, EXTENDED AND IMPROVED, ENJOYING A PLEASANT POSITION ON THE FAVOURED SOUTHERN-SIDE OF THE VILLAGE.

- 4 bedroom semi-detached house
- Ground floor bedroom and wet room
- Gas fired central heating to radiators
- Low maintenance garden to the front and rear
- Council tax band-D
- 1125 sqft/ 104 sqm
- Built in the 1960s
- Generous kitchen/dining room
- Ample parking
- Chain free

The property occupies a pleasant position located on the South-side of the village, so conveniently placed for the thriving village centre. In recent times the property has been enlarged, converting the garage to a bedroom with adjoining wet room.

In brief the accommodation comprises a welcoming reception hall with stairs to first floor accommodation and wood effect flooring. The sitting room boasts a feature fireplace with gas connection and Karndean flooring. The kitchen/breakfast room is fitted with a range of attractive cabinets, ample fitted working surfaces and breakfast bar, inset ceramic one and a half sink unit with mixer tap and drainer, electric hob, oven, extractor, space for a fridge/freezer, washing machine, dishwasher, walk-in pantry plus a wall mounted gas fired central heating boiler. This space opens into a dining area with French doors out to the garden. Just off is a double bedroom with en suite wet room, comprising low level WC, half pedestal wash hand basin and a generous tiled shower area.

Upstairs there are three bedrooms, the main bedroom with a small en suite shower room and a family bathroom.

Outside, the front and rear garden have been designed with ease of maintenance in mind and laid mainly to shingle. There is a driveway that provides parking for at least two vehicles. The rear garden has raised flower beds, flower and shrub borders, a generous Indian sandstone paved patio (laid this year) and a pathway to the rear of the garden, a timber shed and all is enclosed by fencing.

Location

Sawston is one of South Cambridgeshire's largest communities and offers a first class range of amenities including a village supermarket, shops, bank, chemist, GP surgery and professional facilities. There is ready access to the neighbouring science and business parks, and to Addenbrooke's Hospital and the Biomedical Campus. There are two primary schools, the Sawston Child Care Nursery School, and the highly-rated Sawston Village College (Sunday Times State 11-16 Secondary School of the Year 2025). Junction 10 of the M11 is about 3 miles away and Whittlesford mainline station is about 1.5 miles with an excellent commuter service to London Liverpool Street in under an hour. Stansted Airport is within easy reach being approximately 22 miles away. There is a regular bus service and cycle path to Cambridge City centre.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council

Council tax band-D

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Approx. gross internal floor area 104 sqm (1125 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

