



Greensand Avenue, Barrington Cambridge  
**Offers in excess of £465,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Immaculately presented modern semi detached residence
- Peaceful setting within the highly desirable village of Barrington
- Stylish open - plan kitchen / dining space with garden access
- Elegant principal bedroom with en-suite
- Two further well appointed bedrooms and contemporary bathroom

Set within a quiet location, this stunning modern family home offers well-presented accommodation throughout. The ground floor comprises an entrance hall, downstairs WC, generous lounge and a contemporary open-plan kitchen/diner with patio doors opening onto the rear garden.

To the first floor are two double bedrooms, including an en-suite to the principal bedroom, a well-proportioned third bedroom and a modern family bathroom.

Externally, the rear garden is mainly laid to lawn



with a patio area and side access. The property further benefits from a single garage and off-road parking to the side.

Barrington is a highly sought-after South Cambridgeshire village, popular with families and centred around one of England's largest village greens. The village offers a well-regarded primary school, a friendly pub and a variety of local clubs and community activities.

Foxton and Shepreth railway stations provide excellent commuter links to Cambridge and London.

Entrance hall

WC

Living room - 5.03m x 3.34m (16'5 x 10'9)

Kitchen / diner - 5.52m x 3.67m (18'11 x 12')

First floor landing

Bedroom one - 3.46m x 2.75m (11'3 x 9')

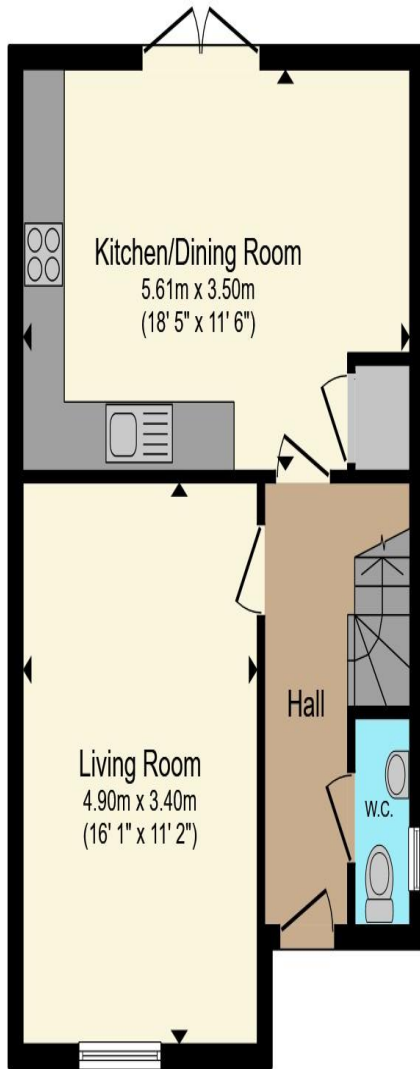
En-suite

Bedroom two - 3.57m x 2.87m (11'7 x 9'4)

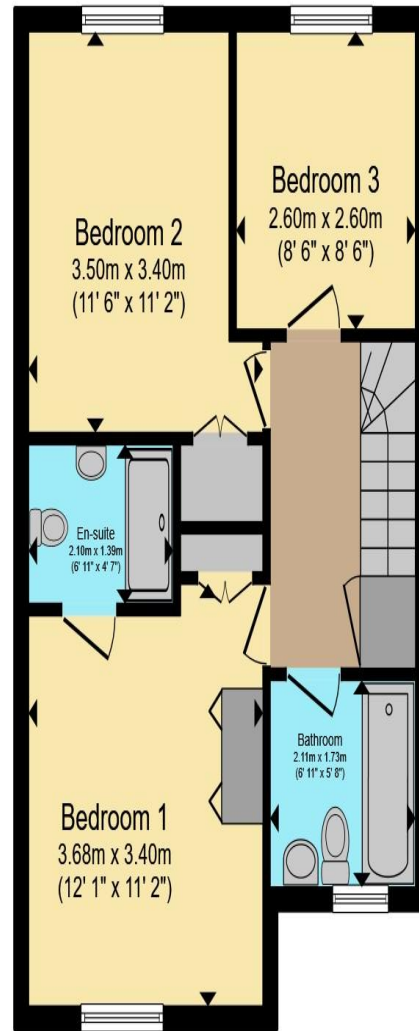
Bedroom three - 2.61m x 2.61m (8'5 x 8'5)

Bathroom





**Ground Floor**



**First Floor**

Total floor area 90.8 m<sup>2</sup> (977 sq.ft.) approx

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