



Park Road, Sawston Cambridge
£635,000 **Freehold**

**Sharman
Quinney**

Key Features



- Vastly improved four bedroom family home
- Light and airy bay fronted living room
- Stylish open plan kitchen / diner with patio doors to garden
- Utility room plus downstairs WC
- Principal bedroom with en-suite
- Tranquil rear garden
- Double integral garage with potential to convert STPP
- Outstanding schooling nearby

Situated in a quiet cul-de-sac in the ever-popular village of Sawston, this substantially improved and spacious four-bedroom family home offers modern living with exceptional versatility. With ample off-road parking and a generous plot, the property is ideal for growing families seeking both comfort and convenience.

The ground floor features a welcoming entrance hall leading into a light and airy bay-fronted living room - a perfect space for relaxing or entertaining.



To the rear, a modern and stylish open-plan kitchen/diner creates the heart of the home, complete with patio doors that open onto the rear garden. A separate utility room and a convenient downstairs WC add practicality, while the double garage has been partly converted and is currently used as a home gym - offering excellent potential for a home office, playroom, or additional reception space.

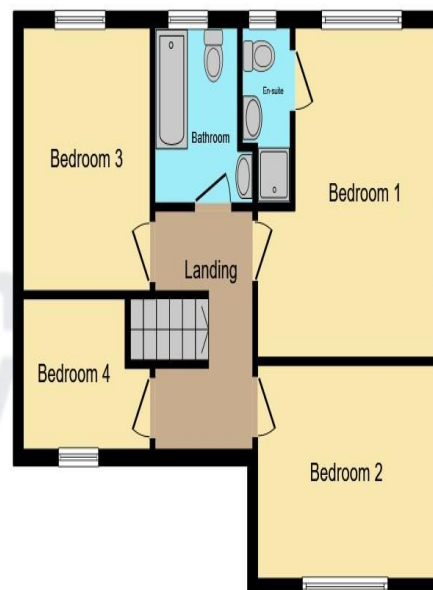
Upstairs, a spacious U-shaped landing leads to four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while bedrooms two and three are generous doubles. The fourth bedroom, currently used as a study, is ideal for home working or as a nursery. A modern family bathroom completes the first floor.

Outside, the rear garden offers a tranquil escape - mainly laid to lawn and featuring two large decked seating areas, ideal for entertaining. A charming sunroom provides additional space to relax all year round. To the front, the property boasts off-road parking for up to four vehicles on a paved driveway, alongside a double integral garage with conversion potential (subject to planning permission).





Ground Floor



First Floor

Entrance hall

Living room - 6.40m x 3.30m (20'9 x 10'8)

Kitchen area - 2.83m x 2.70m (9'2 x 8'8)

Dining area - 2.83m x 2.10m (9'2 x 6'8)

Utility room - 1.45m x 2.48m (4'7 x 8'1)

First floor landing

Bedroom one - 4.26m x 3.08m (13'9 x 10'10)

En-suite

Bedroom two - 2.76m x 3.13m (9'0 x 10'2)

Bedroom three - 3.40m x 2.68m (11'15 x 8'7)

Bedroom four - 2.92m x 1.95m (9'5 x 6'3)

Garage - 6.20m x 5.11m (20' x 16'7)


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