



24 Woodland Road
Sawston, CB22 3DU

Guide price £335,000



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- Driveway with off-street parking for 2 cars
- Garage en bloc
- 858 sqft / 79 sqm
- 3 bed, 2 recep, 1 bath
- No onward chain
- Photos were taken in January 2023

A very well cared for house with a garage and a private garden, a short walk from the village High Street with its excellent local amenities and within easy reach of the M11 and City Centre. No chain.

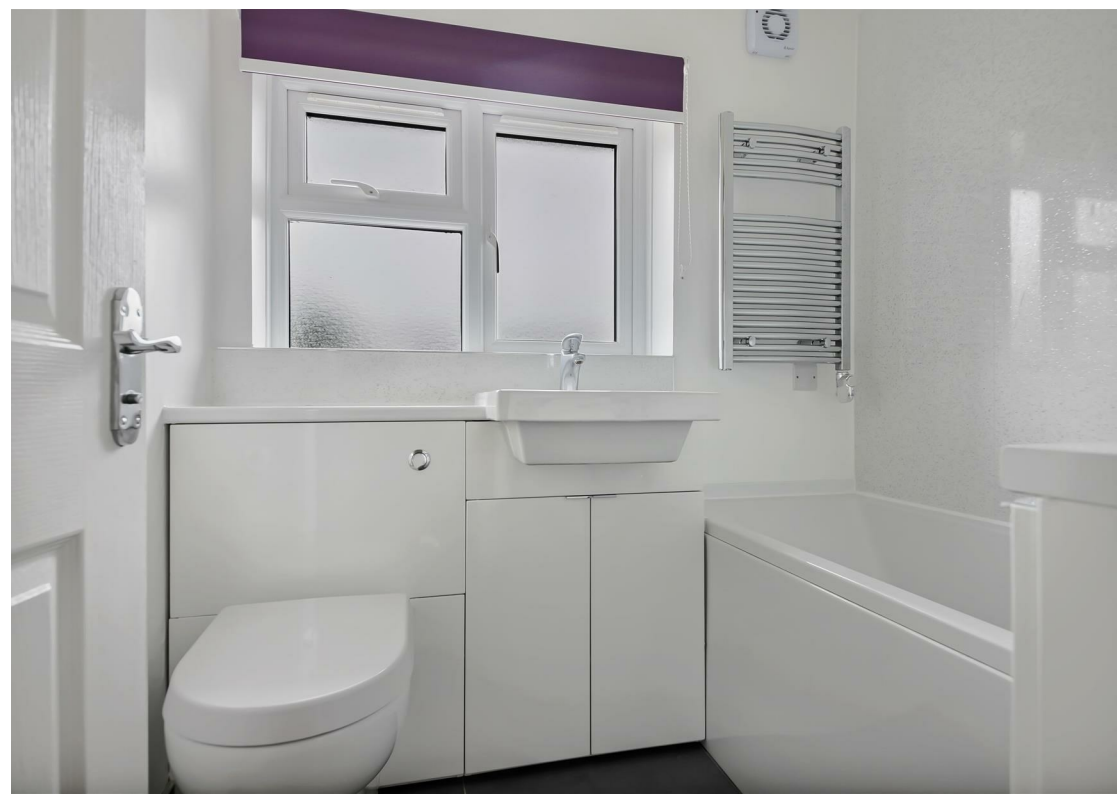
The reconfigured ground floor offers excellent family living with a large, open-plan reception and dining area, accessed from a very useful front entrance lobby. There are wooden floors, french doors leading to the rear garden, and access to the well-equipped kitchen.

The kitchen has a range of floor and wall units with a single Bosch oven, a 5-ring gas hob, an integrated fridge freezer, an integrated slim-line dishwasher, and space for a washing machine and dryer.

Upstairs the main double bedroom benefits from integrated storage with views over the rear garden. The second double room also has a small cupboard and the third bedroom has an integrated single bed, a free-standing cupboard and a small desk with chair. The modern family bathroom provides for bath, electric shower, wc, and vanity unit with a heated mirror.

Externally to the rear there is an easy-to-maintain garden laid partially to lawn and paving, border shrubs and a garden shed. There is a single garage located in a nearby block at the southern end of Woodland Road.

Agent's Note:



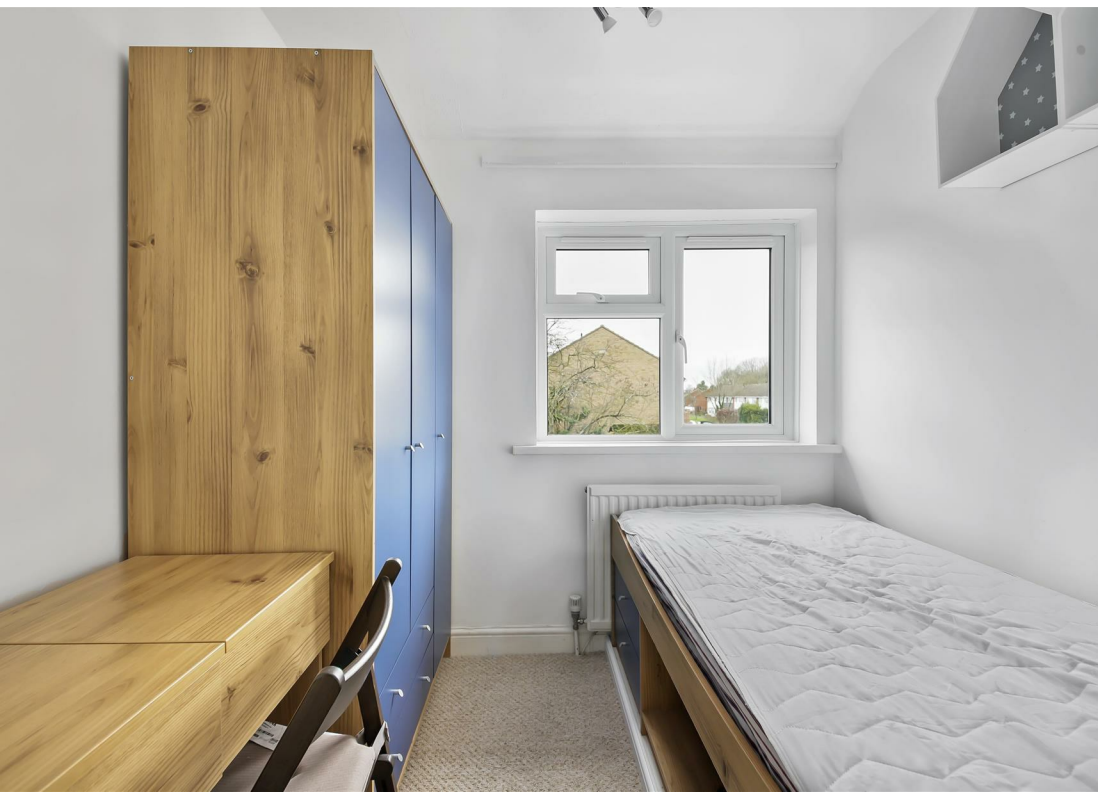


The property is of steel-frame construction, and mortgageable with plenty of High Street lenders.

Sawston is one of the largest villages to the near south of Cambridge, situated about 3 miles from the city boundary and around 4 miles from Addenbrookes. It also gives excellent access to the M11.

There are good cycle routes to the mainline railway station at Whittlesford and the science parks at Babraham and Abington.

The village has a fantastic range of local shops including a small supermarket, various restaurants and takeaways, an excellent modern health centre, primary schools and the high achieving Sawston Village College, which has a sports centre, gym and swimming pool that are open to the public.



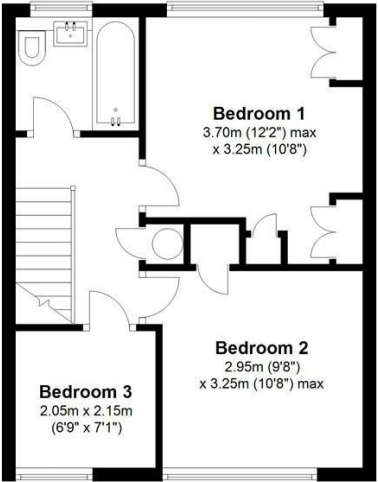
Ground Floor

Approx. 44.7 sq. metres (481.6 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.3 sq. feet)

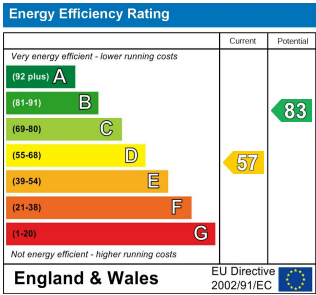


Total area: approx. 79.8 sq. metres (858.8 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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