



8 Huddleston Way, Cambridge, CB22 3SW
£1,700 Per month





Total area: approx. 110.4 sq. metres (1188.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Available immediately
- Excellent location
- Unfurnished
- Off-street parking

4-bed semi detached house located in a quiet cul-de-sac in the heart of Sawston, with off-street parking and a garage.

Upon entry there is a hallway ideal for storage, which provides access to the downstairs w/c and the garage, which has full power and a washing machine. The hallway leads through to the open plan living and dining space, which is versatile and also provides access to a utility cupboard.

The kitchen is a practical space with ample cupboards, gas hob, electric oven, freestanding dishwasher, sink and a tall freestanding fridge freezer.

There is a conservatory which allows plenty of natural light. The garden is a good size with some lawn and a growing patch, and there is side access to the property.

On the first floor two of the bedrooms are at the rear, both are doubles though one is slightly larger and includes an integrated wardrobe. Of the two front bedrooms, both are doubles with wardrobes but one is more elongated in shape.

The bathroom includes a w/c, basin, shower over bath, and a window for ventilation.

Available immediately, unfurnished and suitable for families or sharers.

Council Tax Band: D & EPC: D.

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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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