



Stanley Webb Close, Sawston Cambridge

£370,000 Freehold

**Sharman
Quinney**

Key Features



- Bright and well proportioned living accommodation
- Kitchen / diner with garden access
- Downstairs WC
- Two spacious bedrooms
- Modern family bathroom
- Driveway providing off road parking
- Excellent access to Cambridge, Addenbrooke's and M11

The property comprises a welcoming entrance hall, leading through to a generous living room, perfect for both relaxing and entertaining. To the rear, a well-proportioned kitchen/dining room provides ample space for family meals and enjoys direct access to the garden. A convenient downstairs WC completes the ground floor.

Upstairs, the property benefits from two spacious double bedrooms, along with a modern family bathroom, all presented in excellent condition.

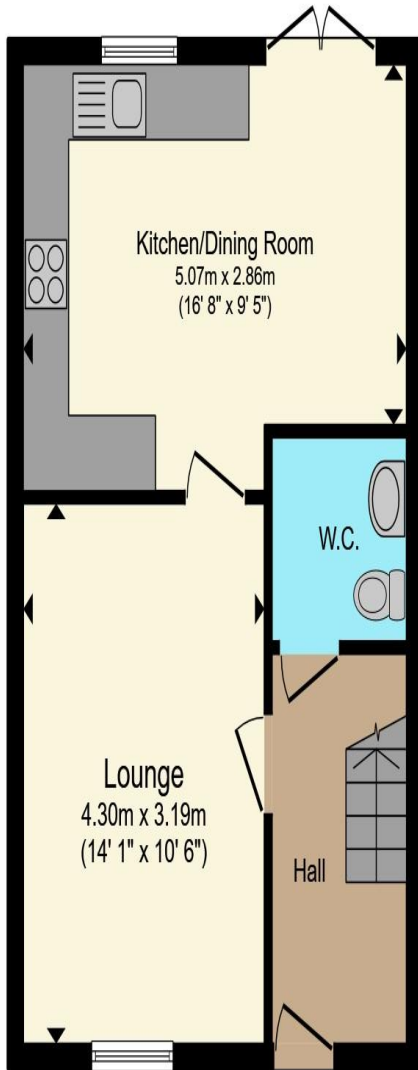


Externally, the home features a rear garden laid to lawn with a large patio area. To the front, there is a lawned garden and driveway providing off-road parking.

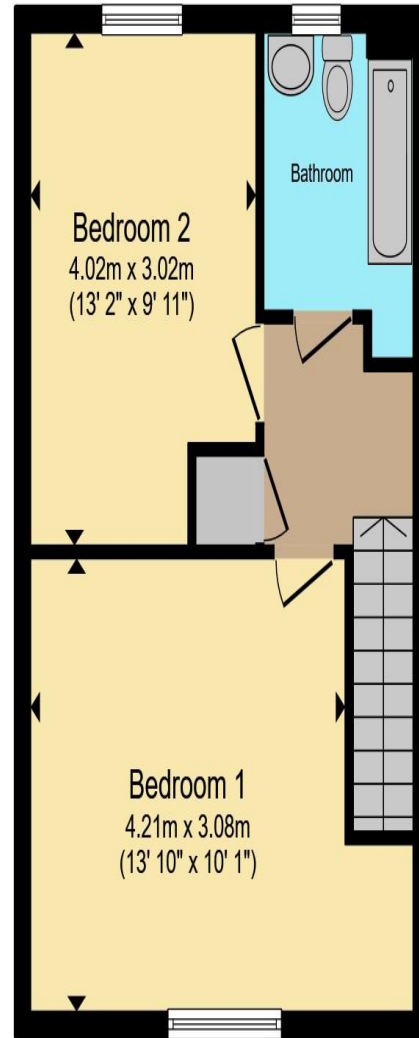
Service charge and maintenance for the cul-de-sac and communal greens areas and verges payable to Metropolitan Ltd £37.37 per month.

Situated in a popular village location to the south of the city, the property is approximately 3 miles from Cambridge city centre and around 4 miles from Addenbrooke's Hospital, offering excellent access for commuters and healthcare professionals alike. The M11 is easily accessible, and there are superb cycle routes to Whittlesford mainline railway station, as well as the nearby science parks at Babraham and Abington.





Ground Floor



First Floor

Total floor area 79.0 m² (850 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
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