



96 sqm / 1034 sqft

323 sqm / 0.08 acre

Semi-detached house

2 bed, 2 recep, 1 bath

On street parking

Freehold

EPC - D / 60

Council tax band - C

BROOKFIELD ROAD

A well-positioned Victorian semi-detached house that has been thoughtfully renovated and extended to the rear, creating a more adaptable and practical layout suited to modern living. The original character of the house remains evident in its proportions and detailing, while the extension adds a more open, light-filled space that connects directly with the south-facing garden.



Guide Price
£400,000.00



The ground floor is arranged around two separate reception rooms, offering flexibility for sitting, working or family use. Both retain original fireplaces which provide clear focal points and reinforce the period identity of the house. To the rear, the extension forms a generous kitchen/dining room with a vaulted ceiling and rooflights, bringing in natural light throughout the day. The kitchen features ample storage with a mix of cupboards and shelving, metro style backsplash tile, an integrated oven and hob with extractor over and room for additional appliances. The space is comfortably proportioned for both everyday use and entertaining, with glazed French doors opening directly onto the garden, allowing for an easy transition between inside and out.

Upstairs, there are two well-sized double bedrooms, both with built in storage and a recently re-fitted bathroom, finished in a clean, contemporary style.

The plot extends to approximately 0.08 acre, providing a longer than average rear garden for a house of this type. It is mainly laid to lawn, and also features a paved patio, established border planting and two garden sheds, offering a usable outdoor space for both children and adults, whether for gardening, play or informal dining. The front of the home provides a simple approach with plenty of space for storing bicycles securely and day-to-day practicality. With this Victorian property, there is a right of way which runs across the rear of the property.

Sawston is one of the largest villages to the near south of the city, situated about 3 miles from the city boundary and around 4 miles from the Addenbrooke's Hospital campus. It also gives excellent access to the M11 (J10 3 miles).

There are good cycle routes to the mainline railway station at Whittlesford (1.5 miles) and the science parks at Babraham (2 miles) and Abington (3.5 miles).

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.

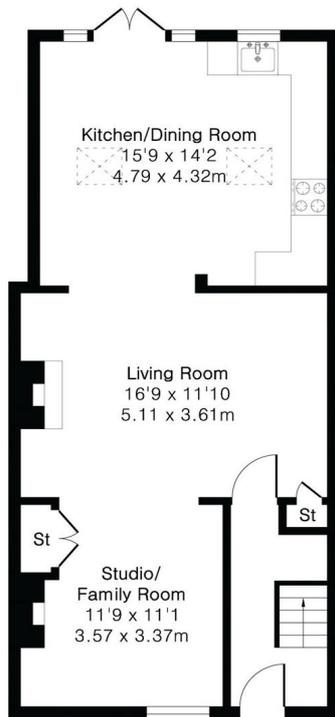
There is very little need to leave the village for day-to-day living.



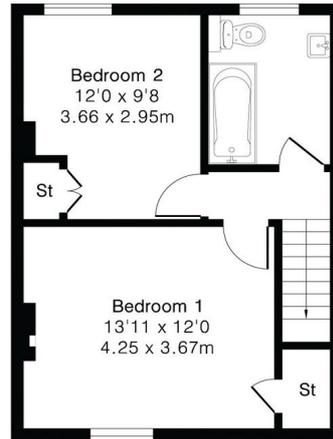
Approximate Gross Internal Area 1034 sq ft 96 sq m

Ground Floor Area 632 sq ft – 59 sq m

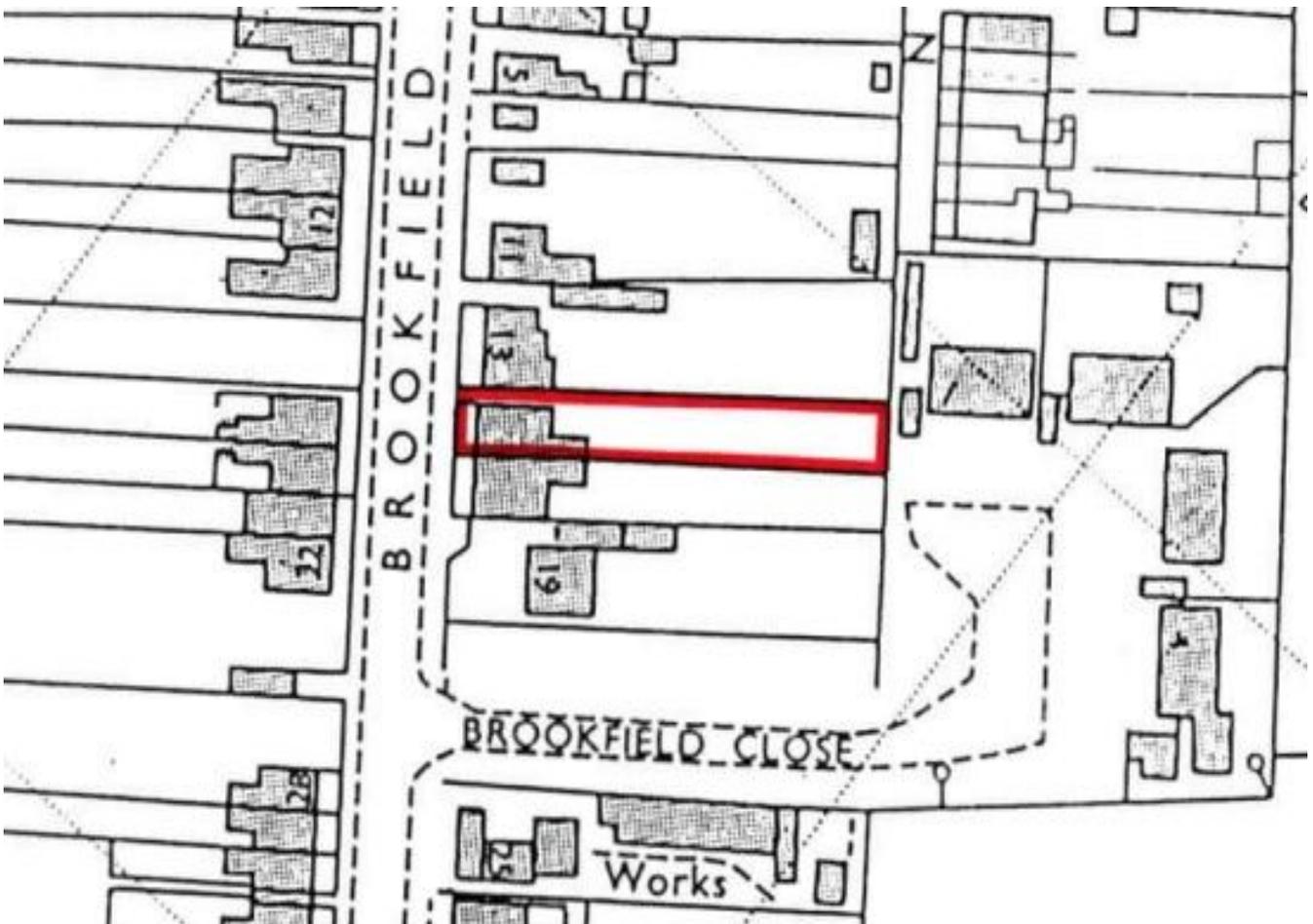
First Floor Area 402 sq ft – 37 sq m



Ground Floor



First Floor



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