



27 EVANS WAY, SAWSTON, CAMBRIDGE, CAMBRIDGESHIRE, CB22 3BX

Asking Price £365,000

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An extended three bedroom semi detached family home with two bathrooms and a good size garden on a corner plot situated at the end of a quiet cul de sac within this popular village.



Location

Sawston is one of Cambridgeshire's largest village communities and offers an excellent range of facilities and amenities including a village supermarket, shops, building society, a chemist and two business parks on the outskirts. There are two primary schools, the Sawston Child Care Nursery School and the Village College which offers a variety of adult education opportunities. The M11 is approximately 3 miles away and nearby Whittlesford offers a railway station with improved commuter service to London's Liverpool Street in under an hour. Stansted airport is also approximately 22 miles away.

- Semi Detached Family Home
- Three Good Size Bedrooms
- Ground and First Floor Shower Rooms
- Living Room
- Kitchen/Diner
- Utility
- Gas Central Heating
- Corner Plot
- Popular Village Location
- Viewing Essential

Ground Floor Accommodation

There is a welcoming Entrance Lobby with laminate flooring. Inset spot lighting. Opening through to the Inner Hallway. Door to:- Recently refurbished Shower Room comprising of a close coupled W.C. Shower cubicle. Vanity wash hand basin. Heated towel rail. Vaulted ceiling. Opaque double glazed window to front aspect. The Inner Hallway has stairs leading up to the first floor. Radiator. Doors to:- Living Room with double glazed window to front aspect. French doors leading out to the garden. Radiator. Chimney breast. T.V and Telephone points. The Kitchen/Diner is nicely presented with stainless steel sink unit in front of double glazed window to rear aspect. Plumbing for dishwasher. A range of top and base units with roll top work surfaces over. Electric hob. Stainless steel splash back. Extractor fan. Electric double oven. Two radiators. Additional double glazed window to side aspect. Glazed door to side leading out to the garden. Opening to:- Utility which is a recent addition with plumbing for washing machine. Tiled flooring. Double glazed window to side aspect.

First Floor Accommodation

There is a Landing with double glazed window to rear aspect. Doors to:- Three bedrooms, two doubles and a generous single with built in wardrobe. Family Shower Room comprising of a close coupled W.C. Vanity wash hand basin. Double shower tray with glass screen. Two opaque double glazed windows to rear aspect. Heated towel rail.

Outside

The property is situated at the end of the cul de sac in a traffic free location. To the front is a brick block low maintenance garden with shrubs and borders along with gated access leading to the rear. The rear garden is enclosed with an area of lawn, paved patio area and extensive brick block paving. There are trees, shrubs and borders along with two garden sheds.

Agents Notes

Tenure:- Freehold

Services:- Mains Gas, Mains Electricity, Mains Water.

Local Authority:- South Cambridgeshire District Council.

Council Tax Band "D"

EPC:- Currently awaited



Cambridge
104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

Histon
19 High Street, Histon
Cambridge CB24 9JD
01223 235111

Willingham
Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

Newmarket
16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303

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GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 sq.m.) approx.

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