



Edinburgh Avenue, Sawston Cambridge

**£325,000** Freehold

**Sharman  
Quinney**

# Key Features



- Tucked-away position in the sought-after village of Sawston
- Bright open-plan living/dining area with dual-aspect windows
- Modern refitted kitchen with sleek white cabinetry
- Three well-proportioned bedrooms
- Contemporary family bathroom

The property welcomes you with a spacious entrance hall, leading into a bright and airy open-plan living/dining area. Dual-aspect windows provide excellent natural light, creating an inviting space ideal for everyday living and entertaining. The recently refitted contemporary kitchen features sleek white cabinetry and generous worktop space, perfectly designed for modern family life.

Upstairs, the home offers three well-proportioned bedrooms, including two comfortable doubles and a versatile single bedroom, all served by a stylish, modern family bathroom.

Outside, the rear garden is predominantly laid to lawn and complemented by a patio and pathway, an excellent setting for outdoor dining and



relaxation. To the front, on-street parking is readily available, with the added benefit of an allocated parking space positioned in the passage to the rear of the property.

This home is constructed using the Trusteel Mark 2 steel-frame system. Although a non-standard construction type, it is fully mortgageable.

Sawston is one of the largest and most popular villages south of Cambridge, situated just 3 miles from the city boundary and 4 miles from Addenbrooke's campus. The village offers excellent access to the M11, a wide range of local amenities, and an extensive network of cycle routes, making it an ideal location for commuters and families alike.

#### Measurements

##### Living Room

4.26m x 6.27m (13'11" x 20'7").

##### Kitchen

2.67m x 2.57m (8'9" x 8'5").

##### Bedroom 1

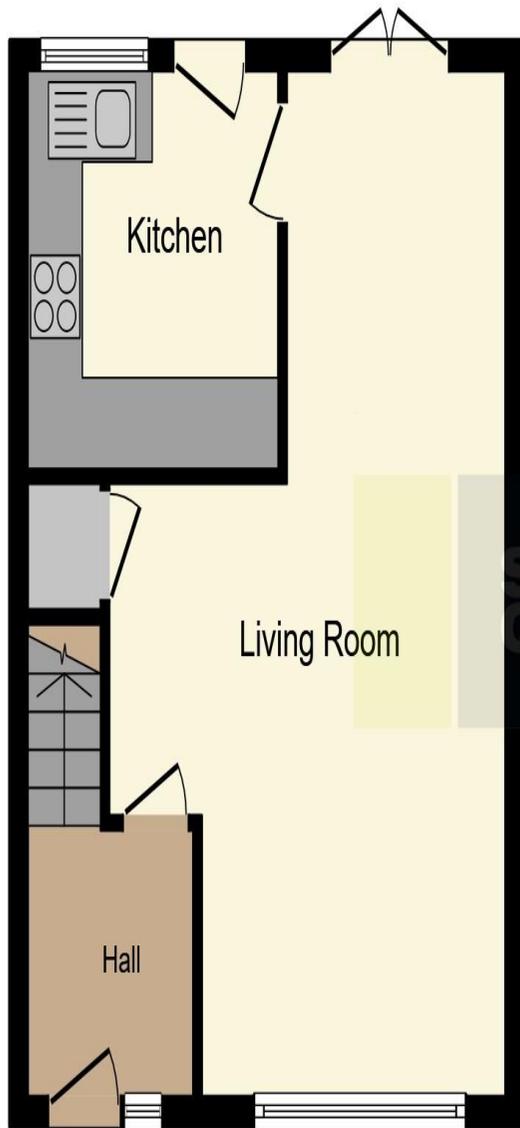
3.26m x 3.03m (10'8" x 9'11").

##### Bedroom 2

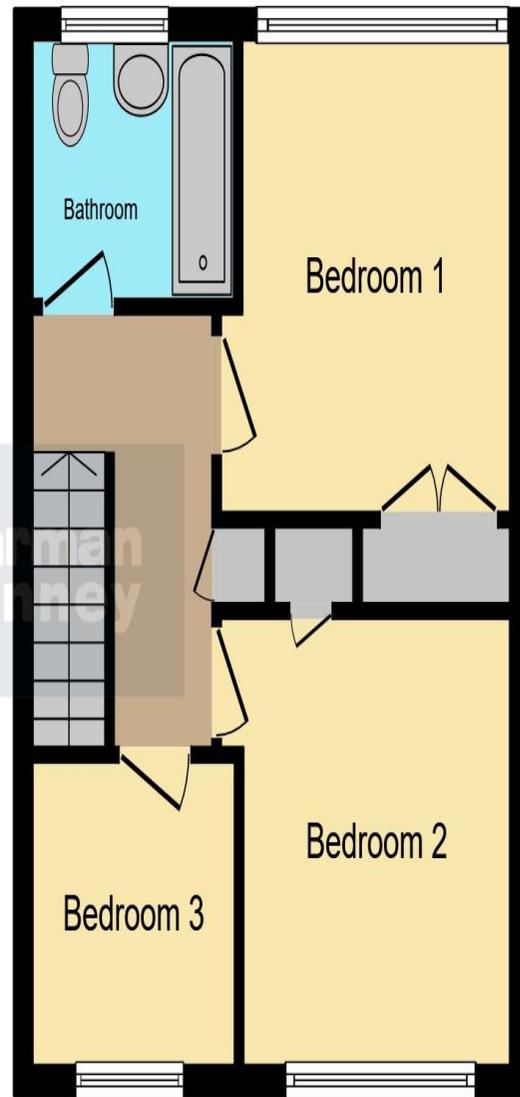
3.26m x 2.95m (10'8" x 9'8").

##### Bedroom 3





**Ground Floor**



**First Floor**

2.02m x 2.25m (6'7" x 7'4").

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.focalagent.com](http://www.focalagent.com)

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