



36 Park Road  
Sawston, CB22 3TA

**Guide price £260,000**



## 36 Park Road Sawston, CB22 3TA

- Private cul-de-sac
- 1980's mid-terraced house
- Garage and parking
- Close to the M11 and Whittlesford Parkway

A charming 1980's home with a garage and parking for 2 vehicles, enjoying a secluded south-east garden backing onto woodland, a short walk from the village High Street.

This bright mid-terraced home is well suited to first-time / investment buyers alike and enjoys a peaceful position and a private garden with gated access to the rear.

The accommodation comprises an entrance hall with space for coats and footwear, a kitchen with a range of fitted units and space / plumbing for appliances. The living / dining room has attractive exposed beams and a staircase with turned spindles to the first-floor. A sliding door opens onto a double glazed conservatory which benefits from south-easterly aspects.

Upstairs there is a delightful galleried bedroom with a Velux window and built-in storage cupboards. The refitted bathroom has a separate bath and shower, complemented by attractive tiling, inset spotlights and a heated towel rail.

Outside, there is allocated parking for 2 vehicles and a garage. The open-plan front garden is laid to lawn and has a pathway to the main entrance. The rear garden faces south-east, has 2 patio areas and offers a superb degree of privacy, the remainder is lawned and enclosed by fencing.





Sawston is one of the largest villages to the near south of Cambridge, situated about 3 miles from the city boundary and around 4 miles from Addenbrookes. It also gives excellent access to the M11.

There are good cycle routes to the mainline railway station at Whittlesford and the science parks at Babraham and Abington.

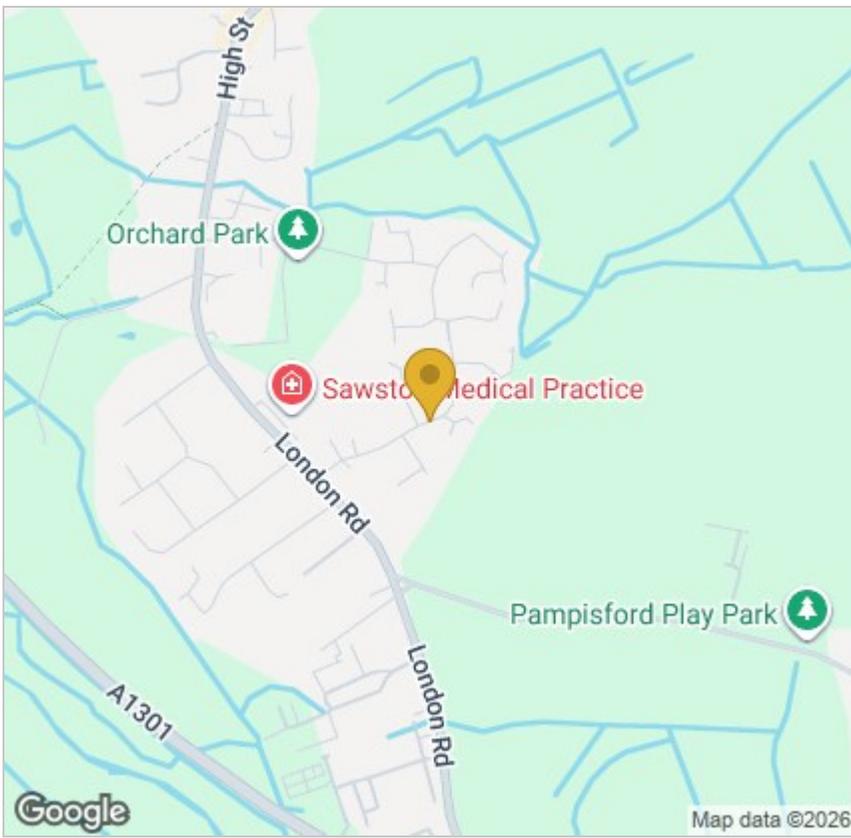
The village has a fantastic range of local shops including a small supermarket, various restaurants and takeaways, an excellent modern health centre, primary schools and the high achieving Sawston Village College, which has a sports centre, gym and swimming pool that are open to the public.



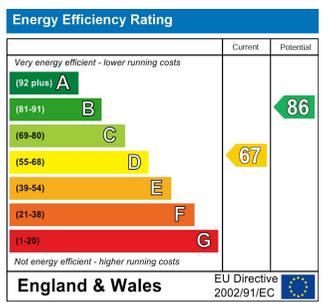


Main area: Approx. 54.8 sq. metres (590.4 sq. feet)  
Plus garages, approx. 11.6 sq. metres (125.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: B

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