

13 Hawthorn Avenue, Sawston

£600,000

nested

13 Hawthorn Avenue

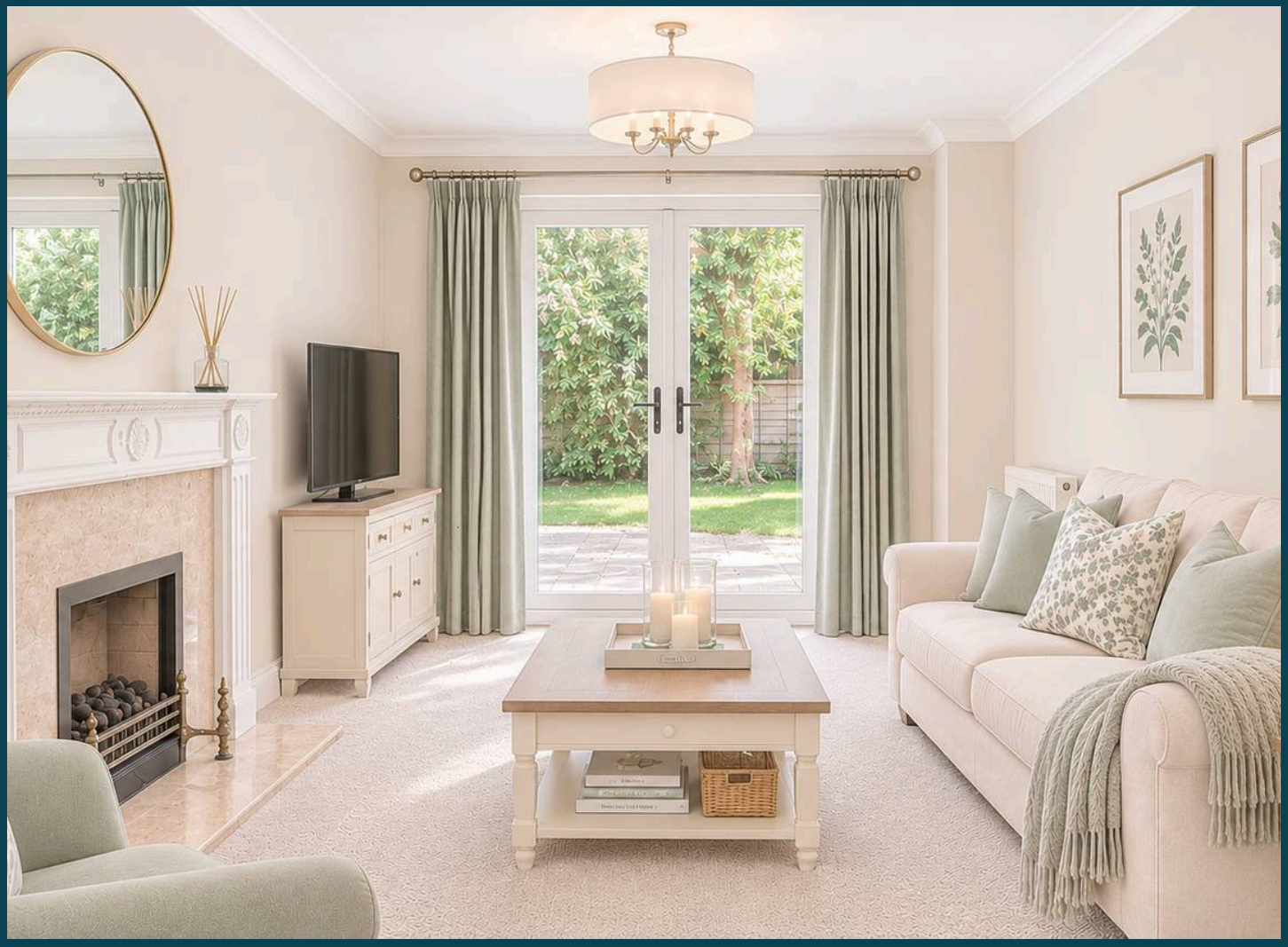
Sawston, Cambridge

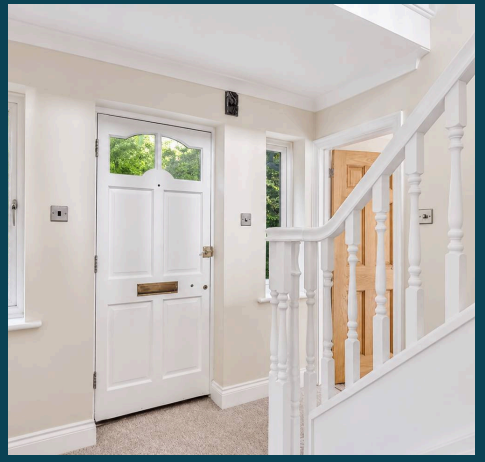
Positioned in an exclusive gated development of just two properties overlooking woodland, this detached family home is a must see for any family who want a subtle blend of countryside and town living. Sawston is one of South Cambridgeshires most sought after villages with its array of shops, medical centre, dentist surgery, well regarded schools and transport links. Cambridge city centre is approximately twenty minutes by car while the M11 is just ten minutes away. There is a regular bus route to Cambridge city centre and Addenbrookes hospital.The house itself is a blank canvas for any discerning buyer to create their own forever home. The ground floor consists of a dual aspect lounge with views of the woods to the front, formal dining room, guest WC, kitchen and separate utility room. This is all complemented by a delightfully bright conservatory which has previously been used as a family room. Upstairs are four bedrooms an en suite shower room and modern family bathroom as well as a charming arched picture window overlooking the woods. To the rear is a good sized, enclose garden which is perfect to play, relax or al fresco dining. To the front is a large twin garage with power and light, car port, further off street parking and one of the most delightful and picturesque views that money can buy.The property is one of just two executive homes that sit behind a gated entrance to offer complete privacy and security. It is offered for sale with no onward chain and is available for viewing immediately.

Council Tax band: E

Tenure: Freehold

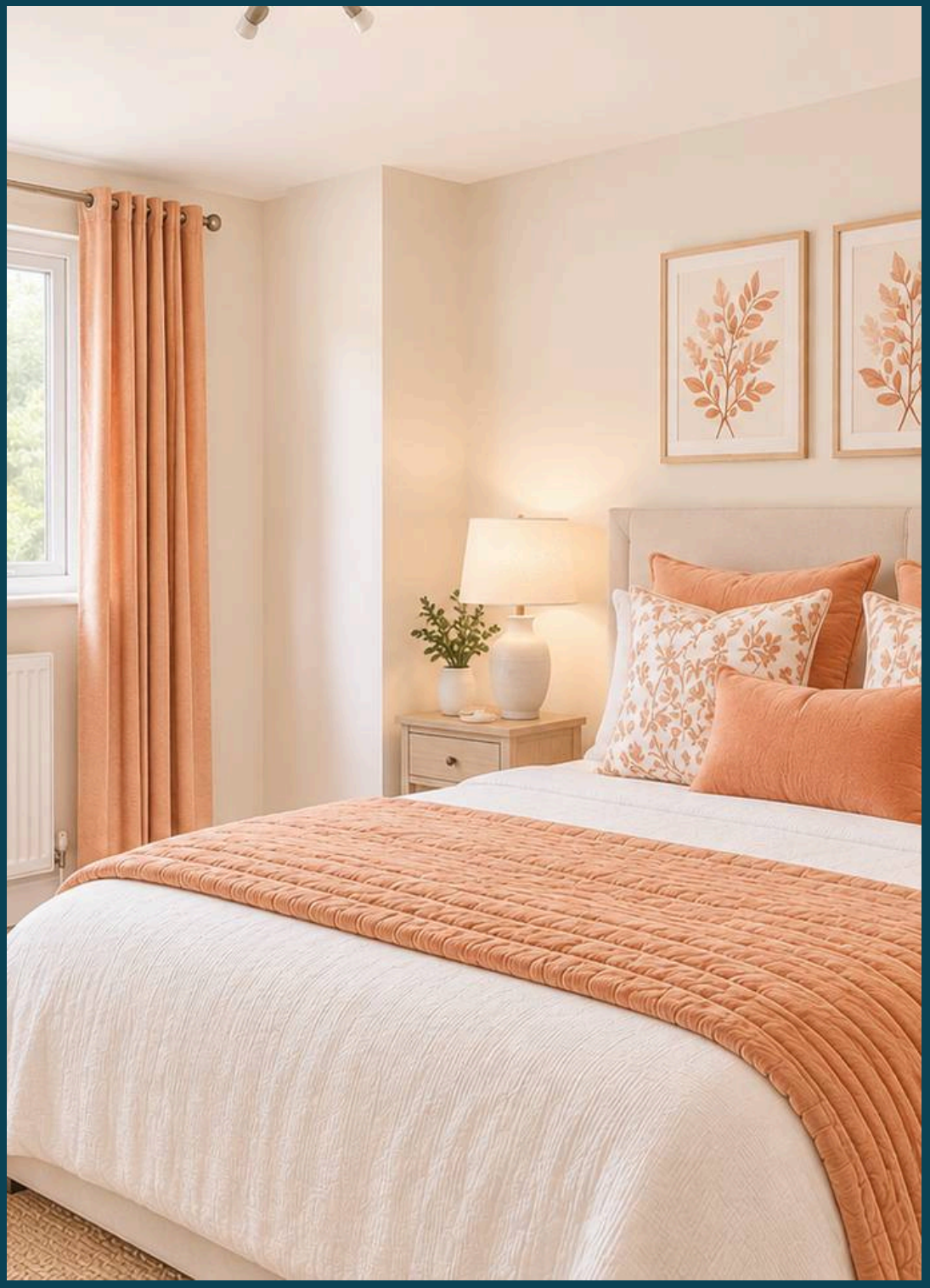
EPC Energy Efficiency Rating: D











13 Hawthorn Avenue

Sawston, Cambridge

- Detached Family Home
- Woodland Views
- Private Gated Entrance
- Four Bedrooms
- Twin Garage
- En-Suite
- Dual Aspect Lounge
- Conservatory
- Secure Rear Garden
- Modern Kitchen and Utility

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EPC Environmental Impact Rating: D

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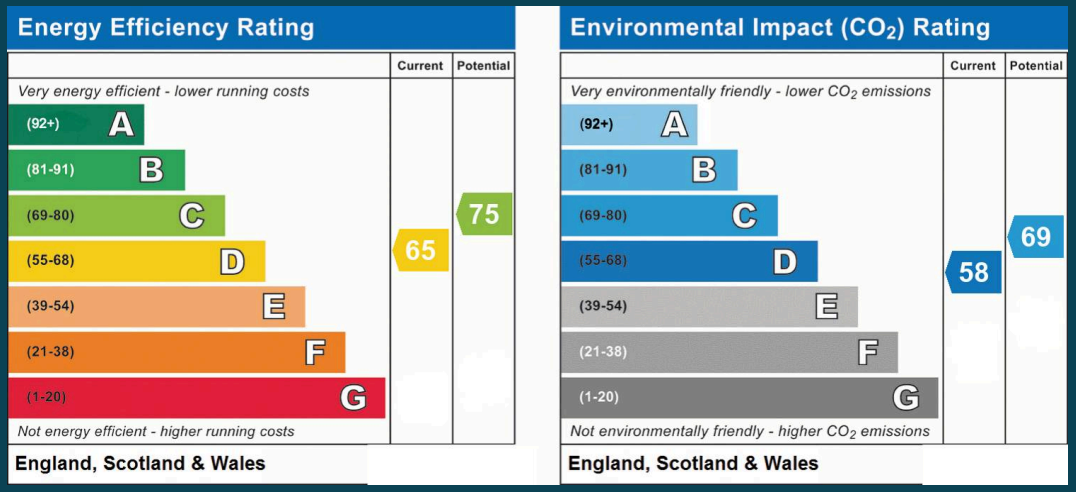


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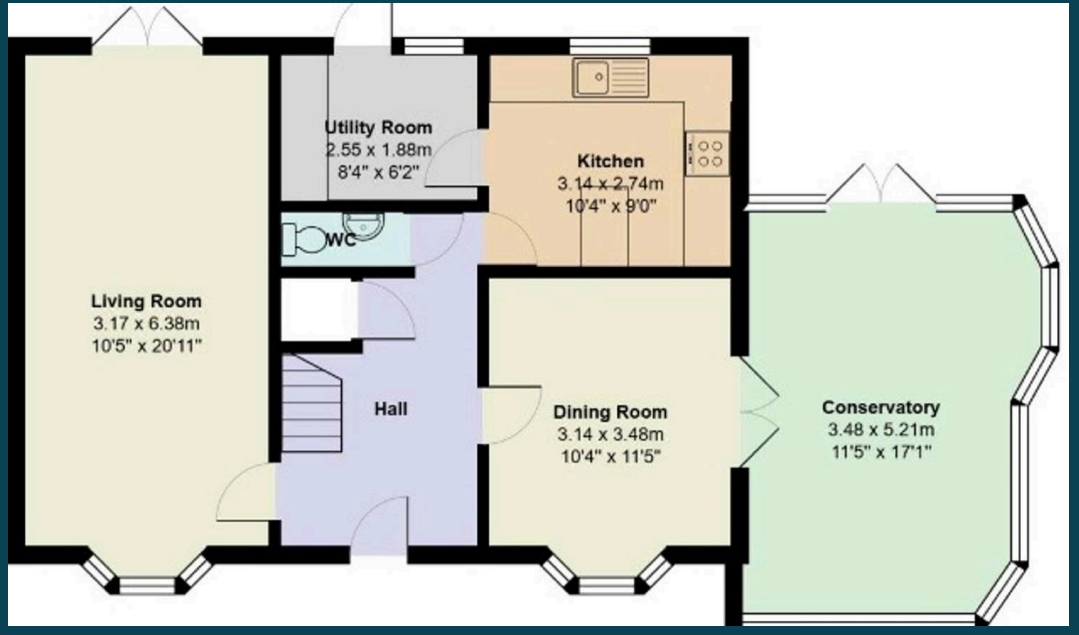


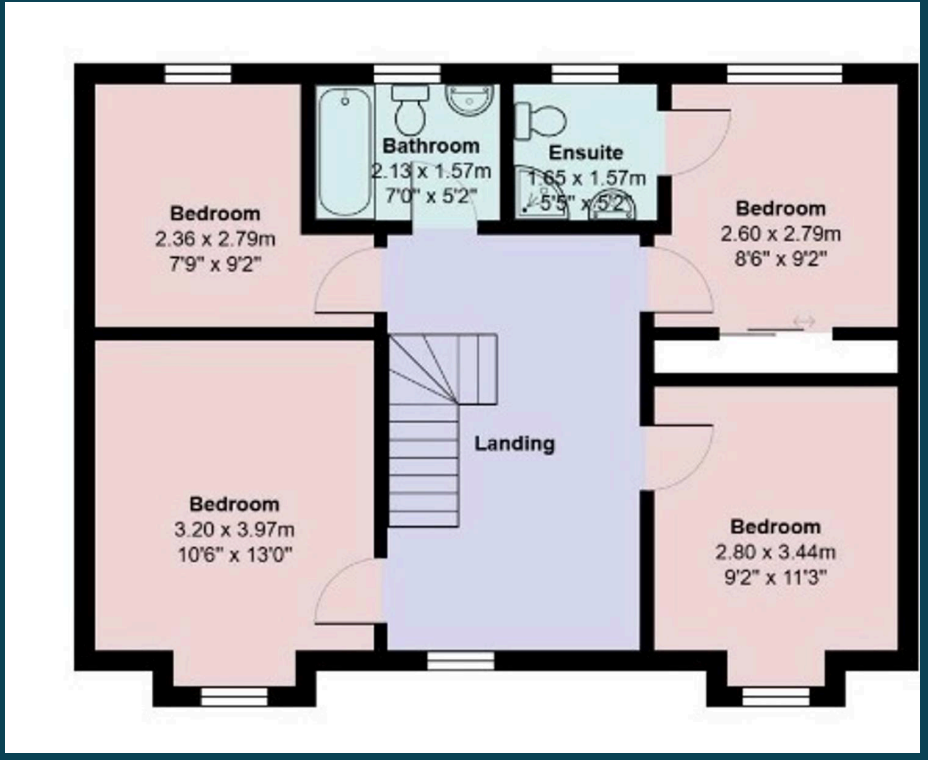





Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
75
England, Scotland & Wales

Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
58
69
England, Scotland & Wales


Utility Room
2.55 x 1.88m
8'4" x 6'2"
Kitchen
3.14 x 2.74m
10'4" x 9'0"
WC
Living Room
3.17 x 6.38m
10'5" x 20'11"
Hall
Dining Room
3.14 x 3.48m
10'4" x 11'5"
Conservatory
3.48 x 5.21m
11'5" x 17'1"


Bathroom
2.13 x 1.57m
7'0" x 5'2"
Ensuite
1.65 x 1.57m
5'5" x 5'2"
Bedroom
2.36 x 2.79m
7'9" x 9'2"
Bedroom
2.60 x 2.79m
8'6" x 9'2"
Landing
Bedroom
3.20 x 3.97m
10'6" x 13'0"
Bedroom
2.80 x 3.44m
9'2" x 11'3"





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