



**BEE
MOVING
SOON**



19 Ashley Way, Sawston, Cambridgeshire CB22 3DY



Guide Price £350,000

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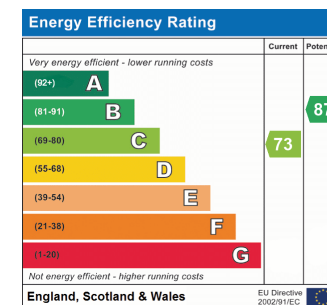


Ashley Way is a private cul-de-sac location which is just located to the north of the village in the desirable Babraham road area. This three bedroom brick built semi-detached property benefits from being positioned at the end of this cul-de-sac and is in close proximity to the local green open space. The property is tastefully presented and has an addition of a rear conservatory providing a bright and versatile additional reception room. Accommodation comprises of entrance hall, lounge / dining room, conservatory, kitchen, three bedrooms, bathroom and separate w/c, garage en-bloc.

Sawston is one of South Cambridgeshire's most highly requested villages, which is popular with families and commuters alike with excellent local shops, schools, restaurants and is nearby Whittlesford railway station with links into London & Cambridge. The nearby City of Cambridge is world renowned for its excellent schools and universities and has not just become known for its incredible academic achievements but also for its bio tech and high-tech facilities over the years and Sawston provides excellent links to these including Addenbrooke's hospital, Granta Park and The Babraham Institute just to name a few.

Main Features

- Cul-de-sac Location
- Close to Amenities
- Council Tax Band C
- Three Reception Areas
- Sq Ft - 987.6
- Garage En-Bloc
- EPC - C / 73



Disclaimer Property Details

Bee Moving Soon has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.



Entrance Hall

A welcoming extended entrance hallway with double-glazed door, stairs rising to first floor accommodation, radiator, door leading to.

Lounge

15' 4" x 12' 11" (4.67m x 3.93m)

A bright and spacious main reception room which benefits from being of open plan to dining room, double-glazed window to front aspect, feature fireplace with surround, under stair storage cupboard, radiator.

Dining Room

9' 4" x 7' 9" (2.84m x 2.36m)

Light floods through via the internal French doors leading to conservatory, radiator.

Conservatory

12' 10" x 9' 8" (3.91m x 2.95m)

A versatile reception room of double-glazed and brick construction with double-glazed French door to side aspect leading to garden, radiator.



Kitchen

8' 10" x 7' 10" (2.70m x 2.39m)

Double-glazed window to rear aspect, double-glazed door to side aspect, range of wall and fitted base units incorporating single sink drainer with mixer taps, plumbing for washing machine, cooker space, space for fridge, part tiled walls, tiled flooring.

Landing

Double-glazed window to side aspect, loft access, doors leading to.

Bedroom One

13' 4" x 9' 3" (4.06m x 2.81m)

A generous master bedroom with double-glazed window to front aspect, single wardrobe with shelving, hanging and storage space, further storage cupboard housing wall mounted boiler, radiator.

Bedroom Two

8' 11" x 7' 10" (2.72m x 2.40m)

A further double bedroom with double-glazed window to rear aspect, single wardrobe with shelving, hanging and storage space, radiator.



Bedroom Three

10' x 6' 6" (3.04m x 1.99m)

A good sized third bedroom with double-glazed window to front aspect, single wardrobe with shelving, hanging and storage space, radiator.

Bathroom

Obscure double-glazed window to rear aspect, two piece suite comprising wash hand basin, bath with shower over, tiled walls, radiator.

Seperate w/c

Obscure double-glazed window to side aspect low, level w/c, part tiled walls, radiator.

Garden

To the front of the property, area laid to lawn with side gate leading to rear garden which is enclosed by panel fencing, raised patio seating area to enjoy those evenings entertaining family and friends, further laid to lawn area with raised vegetable and planting boxes.

Garage

En-bloc with up and over door.

