



10 Churchfield Avenue

Sawston
CB22 3LA

Offers in Excess of
£425,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

NO ONWARD CHAIN
CLOAKROOM
OPEN PLAN KITCHEN / DINING ROOM
UTILITY / STUDY
MATURE GARDEN
COUNCIL TAX BAND - C
EPC - C / 69
SQ FT - 1084.6



Bee Moving Soon are delighted to offer for sale, this established three bedroom, semi-detached family home, which is located within the heart of this thriving village, providing excellent access to local schools and village amenities. The property also benefits from being offered for sale with no onward chain. The property is tastefully arranged over two floors with accommodation approaching 1100 Sq ft. Your attention is drawn directly to the open plan kitchen - dining room with its French doors providing views and access over the enclosed garden.

The property is of traditional brick construction and accommodation comprises entrance hallway, cloakroom, lounge, kitchen / dining space, rear lobby, study / storage, utility space, three first floor bedrooms, family bathroom.

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.







ENTRANCE HALLWAY

Double-glazed door to front aspect, double-glazed window to side, stairs rising to first floor accommodation, radiator, doors leading to.

CLOAKROOM

Obscure double-glazed window to rear aspect, low level w/c.

LOUNGE

3.7m x 3.3m (12' 2" x 10' 10")

A welcoming main reception room with double-glazed window to front aspect, radiator.

KITCHEN / DINING ROOM

5.924m > 3.67m x 3.70m > 2.591m (19' 4" > 12'0" x 12'13" > 8'5")

Benefiting from being of open plan design, with light flooding through via the double-glazed window and French doors providing views and access to the mature garden, range of wall and base mounted units, including glass display units, inset butlers sink with mixer taps, space for cooker, downlights, part tiled walls, tiled flooring, radiator.

REAR LOBBY

Double-glazed door to front and rear aspects, tiled flooring, internal doors leading to.

STUDY / STORAGE

2.31m x 1.78m (7' 7" x 5' 10")

A versatile space which has previously been used as a study area, double-glazed window to front aspect, radiator.

UTILITY SPACE

2.7m x 1.78m (8' 10" x 5' 10")

Double-glazed window to rear aspect, range of wall and base units with inset sink with mixer taps, plumbing for washing machine, part tiled walls, tiled flooring, radiator.

LANDING

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

BEDROOM ONE

3.746m x 3.72m (12' 3" x 12' 2")

A spacious master bedroom with double-glazed window to rear aspect, airing cupboard with storage, radiator.

BEDROOM TWO

3.3m x 3.16m (10' 10" x 10' 4")

A further double bedroom with double-glazed window to front aspect, radiator.

BEDROOM THREE

2.72m x 2.34m (8' 11" x 7' 8")

A good size third bedroom with double-glazed window to front aspect, over stairs storage cupboard with shelving and storage space, radiator.

BATHROOM

Obscure double-glazed window to rear aspect, three piece bathroom suite comprising low level w/c, wash hand basin, bath with shower taps over; part tiled walls, radiator.

GARDEN

The property benefits from an established mature garden, which is an array to colour; provided by the wide selection of mature plants and shrubs, summer terrace seating area leads from the house, too an area laid to lawn, two timber framed storage sheds.

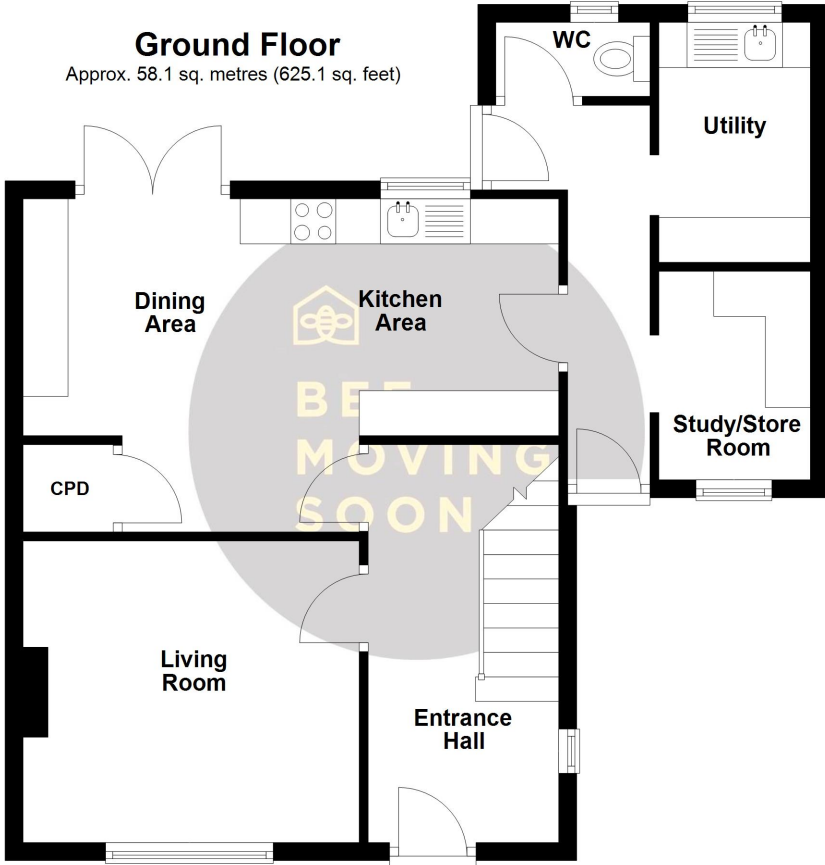
TO THE FRONT OF THE PROPERTY

Enclosed by dwarf picket fencing, generous block paved driveway, providing ample off road parking and access to car port, wide variety of mature plants and shrubs.

FLOORPLAN

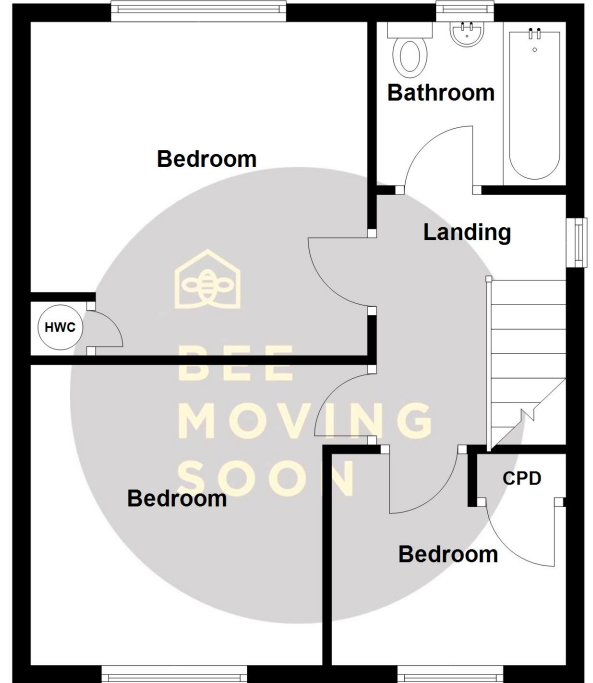
Ground Floor

Approx. 58.1 sq. metres (625.1 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



Total area: approx. 100.8 sq. metres (1084.6 sq. feet)

Floor plan to be used for guidance only.
Plan produced using PlanUp.





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