



66 Brookfield Road

Sawston  
CB22 3EH


Guide Price  
**£450,000**



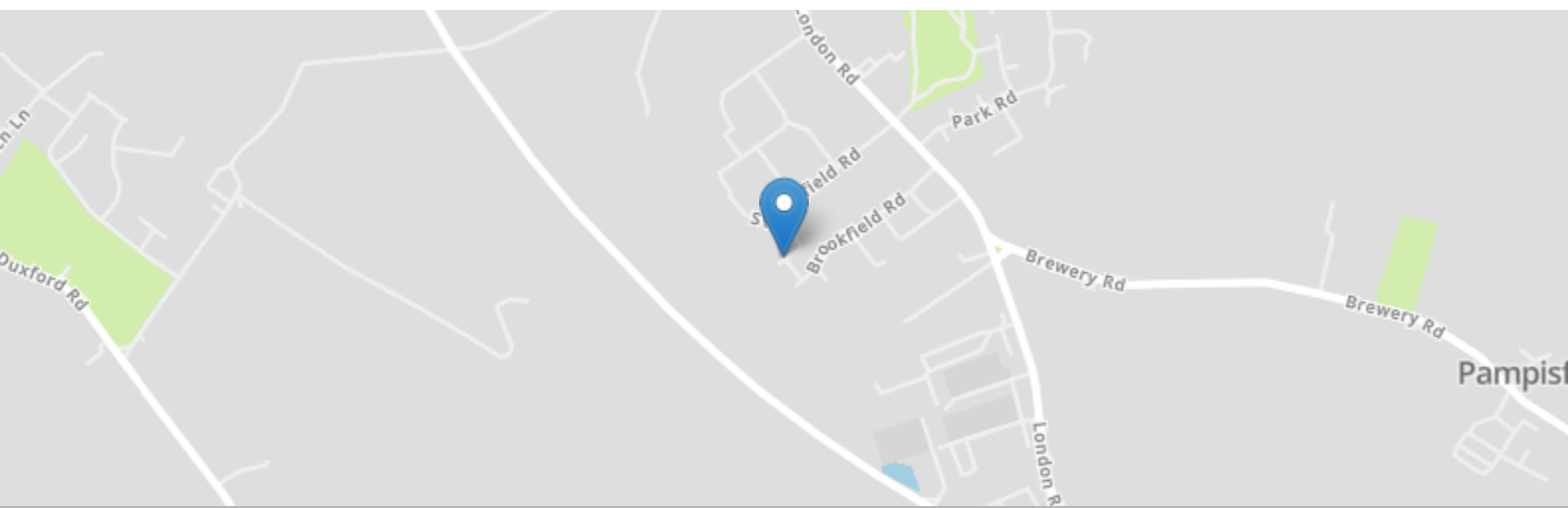
**BEE MOVING SOON**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

NO ONWARD CHAIN  
 THREE BEDROOMS  
 CLOAKROOM & EN-SUITE  
 OPEN PLAN KITCHEN / DINING ROOM  
 GARDEN IN EXCESS OF 60 FT  
 CUL-DE-SAC LOCATION  
 COUNCIL TAX BAND - D  
 EPC C / 72





Positioned in this highly regarded, cul-de-sac location, on the Southern edge of this thriving South Cambridgeshire village, is this tastefully presented, three bedroom, extended, semi-detached, family home, which is offered for sale with the benefit of no onward chain. Your attention is drawn directly to the rear of the property, to the stunning conservatory, which provides panoramic views over the enclosed, mature rear garden.

The property is of traditional brick construction and accommodation comprises entrance hallway, cloakroom, lounge, kitchen / dining room, conservatory, master bedroom with en-suite, two further good sized bedrooms, 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 near to 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 technology and high-tech facilities over the years. 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 entrance door; wooden flooring, radiator; doors leading to.

#### CLOAKROOM

Two piece cloakroom suite comprising low level w/c and wash hand basin, wooden flooring, radiator.

#### LOUNGE

4.303m x 3.274m (14' 1" x 10' 9")

Light floods through via the double-glazed box bay window to front aspect, wooden mantle with inset gas fire, wooden flooring, radiator.

#### INNER HALLWAY

Stairs rising to first floor accommodation, cloaks cupboard, doors leading to

#### KITCHEN / DINING ROOM

4.30m x 3.106m (14' 1" x 10' 2")

Benefiting from being of open plan design and leading onto the conservatory, via the double-glazed French doors to rear aspect. Well-appointed fitted kitchen with range of high level and low level fitted units incorporating single sink drainer with mixer taps, oven, hob and extractor; plumbing for washing machine, plumbing for dishwasher; further double-glazed door and window to rear; wooden flooring, radiator.

#### CONSERVATORY

3.818m x 2.435m (12' 6" x 8' 0")

Of double-glazed construction and providing panoramic views over the established garden, double-glazed entrance door.

#### LANDING

Loft access, airing cupboard with storage space, radiator; doors leading to.

#### MASTER BEDROOM

3.13m x 2.93m (10' 3" x 9' 7")

Benefiting from En-suite facilities, double-glazed window to rear aspect, triple wardrobes with shelving, hanging and storage space, radiator.

#### EN SUITE SHOWER ROOM

Obscure double-glazed window to side aspect, three piece shower suite comprising low level w/c, wash hand basin, shower cubicle, under floor heating.

#### BEDROOM TWO

3.52m x 2.09m (11' 7" x 6' 10")

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

#### BEDROOM THREE

2.59m x 2.201m (8' 6" x 7' 3")

Double-glazed window to front aspect, radiator.

#### BATHROOM

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

#### GARAGE

5.4m x 2.72m (17' 9" x 8' 11")

A generous sized garage, with electric roller door; convenience door to garden, power and light.

#### GARDEN

The property benefits from a generous garden which is excess of 60ft, enclosed by panel fencing, majority laid to lawn with a selection of mature plants and shrubs set to edges, timber framed storage shed.

#### TO THE FRONT OF THE PROPERTY

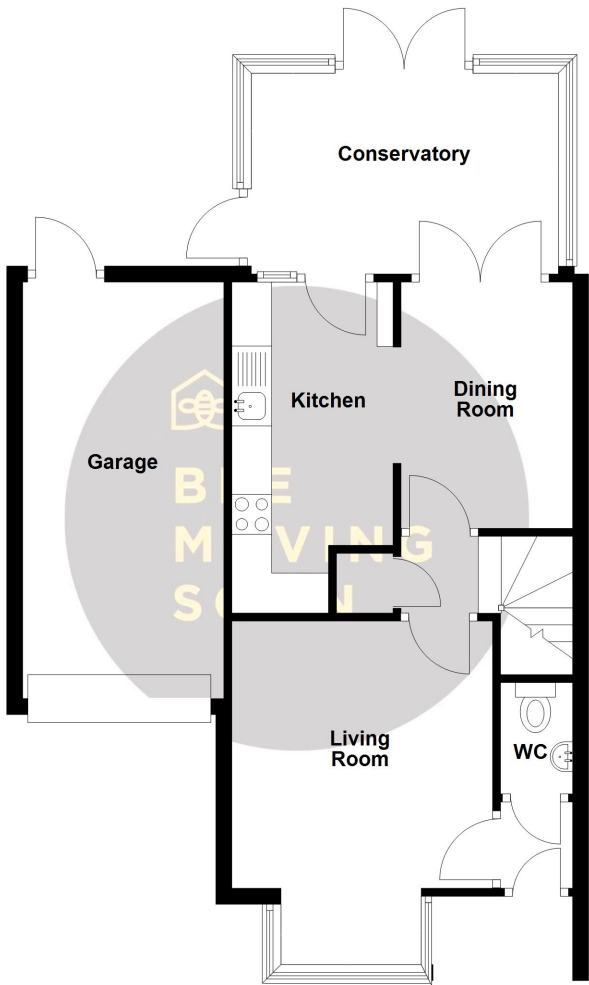
Driveway providing off road parking, mature plants and shrubs, entrance pathway.



FLOORPLAN

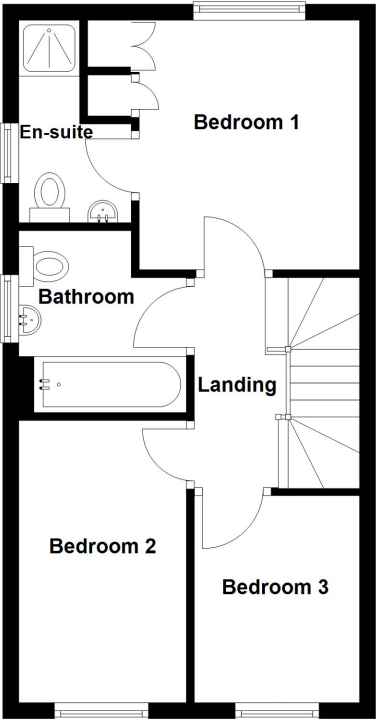
Ground Floor

Approx. 57.7 sq. metres (621.6 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



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







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