



## 18 Princess Drive

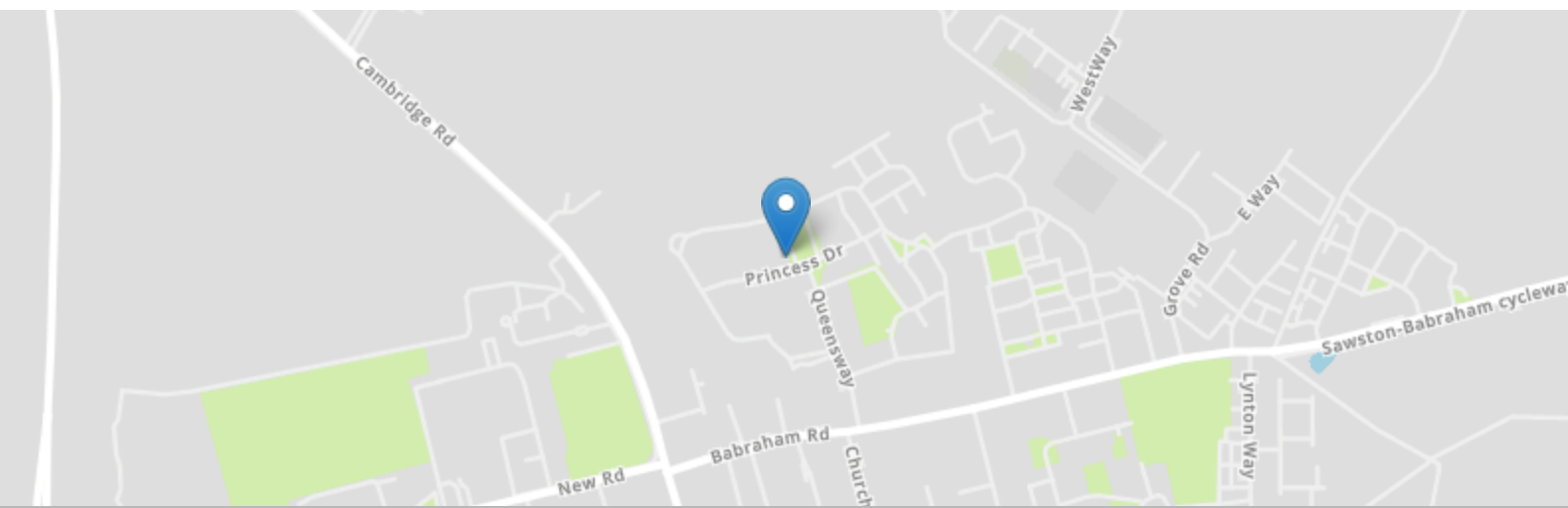
Sawston  
CB22 3DL

Offers in Region of  
**£425,000**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(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>	EU Directive 2002/91/EC	

**EXTENDED PROVIDING VERSATILE  
 ACCOMMODATION**  
**OPEN PLAN LIVING**  
**MANICURED GARDEN**  
**COUNCIL TAX BAND - D**  
**EPC - C / 72**  
**PARKING**  
**92 SQ/ FT**



Tastefully extended, three bedroom semi-detached family home, which is positioned on one of Sawston's most desirable roads on the Northern edge of the village. The property has accommodation arranged over two floors, approaching 1000 sq ft with your attention drawn directly to the rear of the property with its open plan, kitchen / dining and family space, which you can tell straight away is the hub of this much loved family home and provides viewings over the stunning mature rear garden.

The property is of Tru-steel construction and accommodation comprises entrance porch, entrance hallway, lounge, kitchen, dining space, family room, three first floor bedrooms and 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 the 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 PORCH

Double-glazed entrance door, double storage cupboard, tiled flooring, internal door leading to.

### ENTRANCE HALLWAY

Double-glazed window to side aspect, stairs rising to first floor with storage under; wooden flooring flowing through, radiator; doors leading to.

### LOUNGE

4.419m x 3.823m (14' 6" x 12' 7")

A bright and welcoming main reception room with double-glazed window to front aspect, feature fireplace with mantel surround and inset fire, radiator.

### KITCHEN

2.98m x 2.76m (9' 9" x 9' 1")

Benefiting from being of open plan design leading to dining and family room. Modern and well-appointed kitchen with a range of high level and low level fitted units, incorporating appliances including oven, hob, extractor, single sink drainer with mixer taps, plumbing for washing machine, plumbing for dishwasher, double-glazed window to side aspect, pantry, part tiled walls, downlights, tiled flooring.

### DINING SPACE

2.9m x 2.19m (9' 6" x 7' 2")

Open plan design allowing light to flood through, wooden flooring flowing through into family room, radiator.

### FAMILY ROOM

5.88m x 2.42m (19' 3" x 7' 11")

Benefiting from being adjacent to the kitchen and dining space, light floods through via the Double-glazed French doors providing access to rear garden, further double-glazed window to side and door to rear; breakfast bar area, part wooden flooring and tiled flooring flowing into kitchen.

### LANDING

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

### BEDROOM ONE

3.218m x 3.114m (10' 7" x 10' 3")

Benefiting from a bank of fitted wardrobes with shelving, storage and hanging space, double-glazed window to front aspect, radiator.

### BEDROOM TWO

3.33m x 2.97m (10' 11" x 9' 9")

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

### BEDROOM THREE

2.59m x 2.48m (8' 6" x 8' 2")

Double-glazed window to front aspect.

### BATHROOM

A well-appointed and modern white three piece bathroom suite comprising low level w/c, wash hand basin inset in vanity unit, bath with shower over; obscure double-glazed window to side aspect, downlights, part tiled walls, tiled flooring, heated towel rail.

### TO THE FRONT OF THE PROPERTY

A mature front area which is majority laid to lawn with mature tree, entrance pathway.

### GARDEN

One of the main features of these properties in Princess drive is the generous mature gardens, initial raised summer terrace seating area, leading from the rear of the house, steps lead down to a stunning mature rear garden which is an abundance of colour provided by the wide variety of mature plants, trees and shrubs. Garden is enclosed by panel fencing with side access gate.

### PARKING

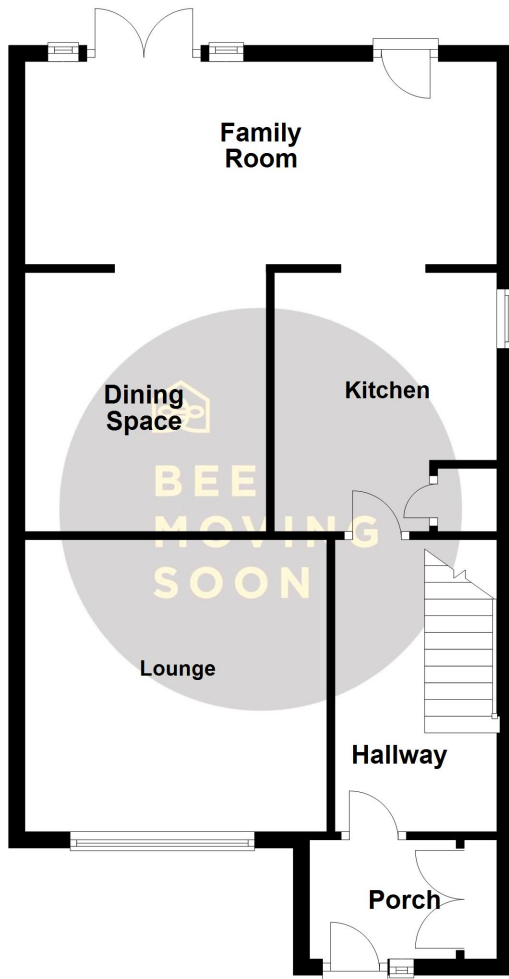
The property benefits from driveway to the side providing ample parking.

### AGENTS NOTES

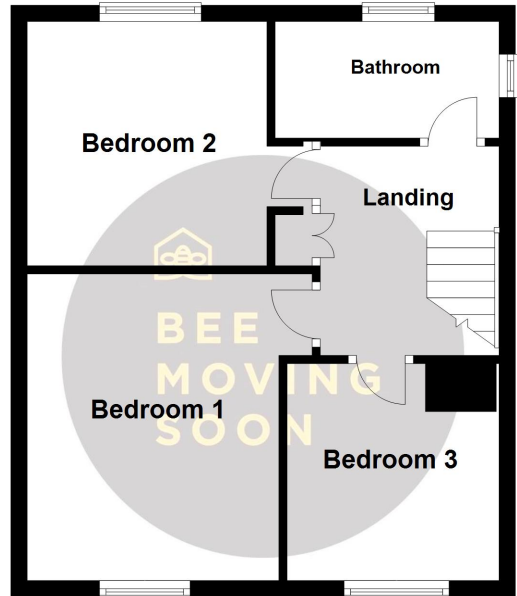
The property is of Tru Steel construction and the seller has informed us, it previously had cavity wall insulation, this has now been removed and certification is available via solicitors.

FLOORPLAN

Ground Floor



First Floor



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





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