



72 London Road


Sawston
CB22 3XE

Offers in Excess of
£275,000

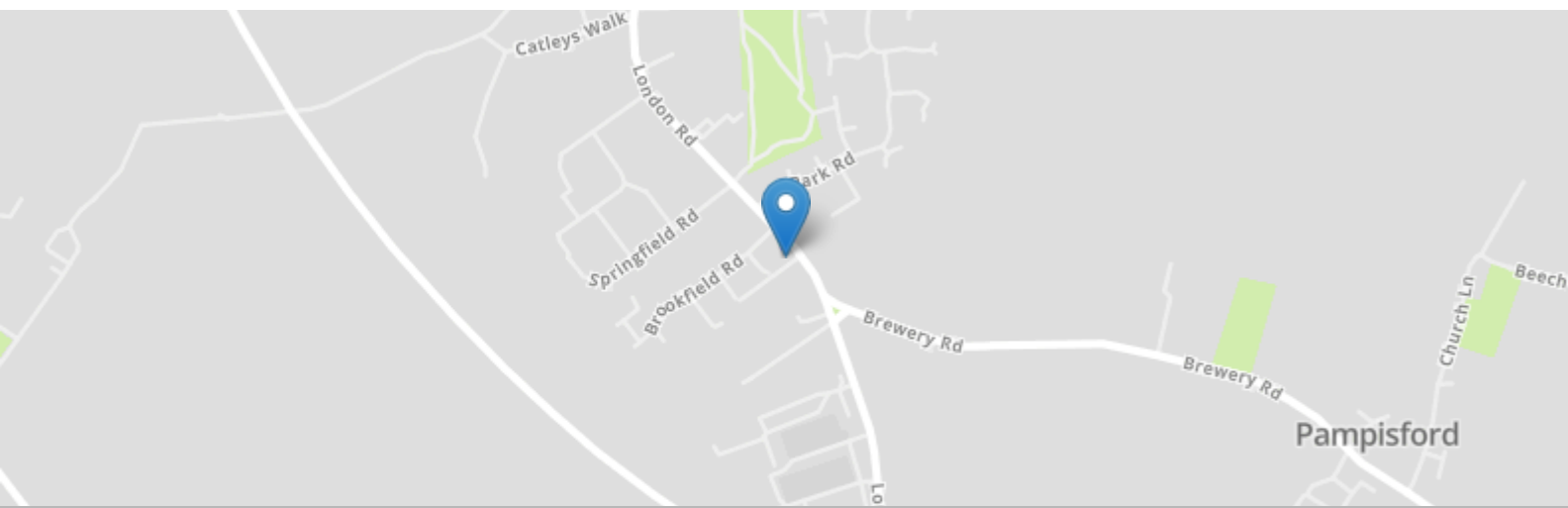


BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

- ANNEXE / HOME OFFICE
- 200FT GARDEN
- MODERNISATION REQUIRED
- OFF ROAD PARKING
- ELECTRIC CAR CHARGING POINT
- EPC - E / 48
- SQ FT - 1255
- COUNCIL TAX BAND - C



Offering an excellent opportunity to acquire this established three bedroom cottage, on the edge of this sought after village to the South of the city of Cambridge, with accommodation in excess of 1200ft tastefully arranged. The property requires modernisation and updating. The property is offered for sale with no onward chain. One of the main features of these cottages on London Road is the generous rear garden which is in excess of 200ft, this particular cottage benefits from a timber framed home office / annexe to the rear of the garden with its own private courtyard garden.

Accommodation comprises entrance porch, lounge, kitchen / dining space, rear lobby, on the first floor two bedrooms and a bathroom, on the second floor master bedroom with En-suite, external features annexe / home office, generous garden and parking.

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 PORCH

Double-glazed entrance door, double-glazed window to side, wooden flooring, internal door leading to.

LOUNGE

4.56m x 3.86m (15' 0" x 12' 8")

A charming main reception space with double-glazed window to front aspect, feature gas fire, door leading to.

KITCHEN / DINING SPACE

3.686m x 2.604m (12' 1" x 8' 7")

Double-glazed window to rear aspect, range of high level and low level units with inset single sink drainer, extractor hood, space for cooker, plumbing for washing machine, under stairs storage space, door leading to rear lobby.

REAR LOBBY

1.7m x 1.45m (5' 7" x 4' 9")

Double-glazed door leading to garden, two double-glazed windows, tiled flooring, stairs rising to first floor and second floors.

LANDING

Stairs rising to second floor, doors leading to.

BEDROOM

3.88m x 2.311m (12' 9" x 7' 7")

Double-glazed window to front aspect, double wardrobe with shelving, hanging and storage space.

BEDROOM TWO

2.68m x 2.6m (8' 10" x 8' 6")

A further double bedroom with double-glazed window to rear aspect providing views over garden, storage heater.

BATHROOM

Double-glazed window to front aspect, three piece bathroom suite, airing cupboard, part tiled walls, heated towel rail.

MASTER BEDROOM SECOND FLOOR

4.05m x 3.08m (13' 3" x 10' 1")

Benefiting from En-suite facilities, Velux window to front aspect, double-glazed Dorma window to rear aspect, wardrobe with storage space, storage heater, door to En-suite.

EN-SUITE

Three piece shower suite, Velux window to front aspect, tiled walls.

GARDEN

One of the main benefits of these established cottages is the generous mature garden, which is in excess of 200ft, an abundance of colour, is provided by the wide variety of mature plants and shrubs. Leading from the rear of the property is a brick storage area, patio seating area and side access gate.

HOME OFFICE / ANNEXE

5.5m x 3.67m (18' 1" x 12' 0")

To the rear of the garden is a versatile timber framed structure, which has had many uses over the recent years, including a home office and a annexe with the benefit of a shower room and kitchenette. Power and light is connected, storage heated, French doors leading to courtyard garden.

TO THE FRONT OF THE PROPERTY

Gravel area, providing ample off road parking, entrance pathway, electric car charging point.



A FRESH NEW APPROACH TO ESTATE AGENCY - 7 DAYS A WEEK