



19 Prince William Way

Sawston  
CB22 3SZ

£300,000



BEE MOVING SOON





RE-FITTED KITCHEN

RE-FITTED BATHROOM

MODERNISED

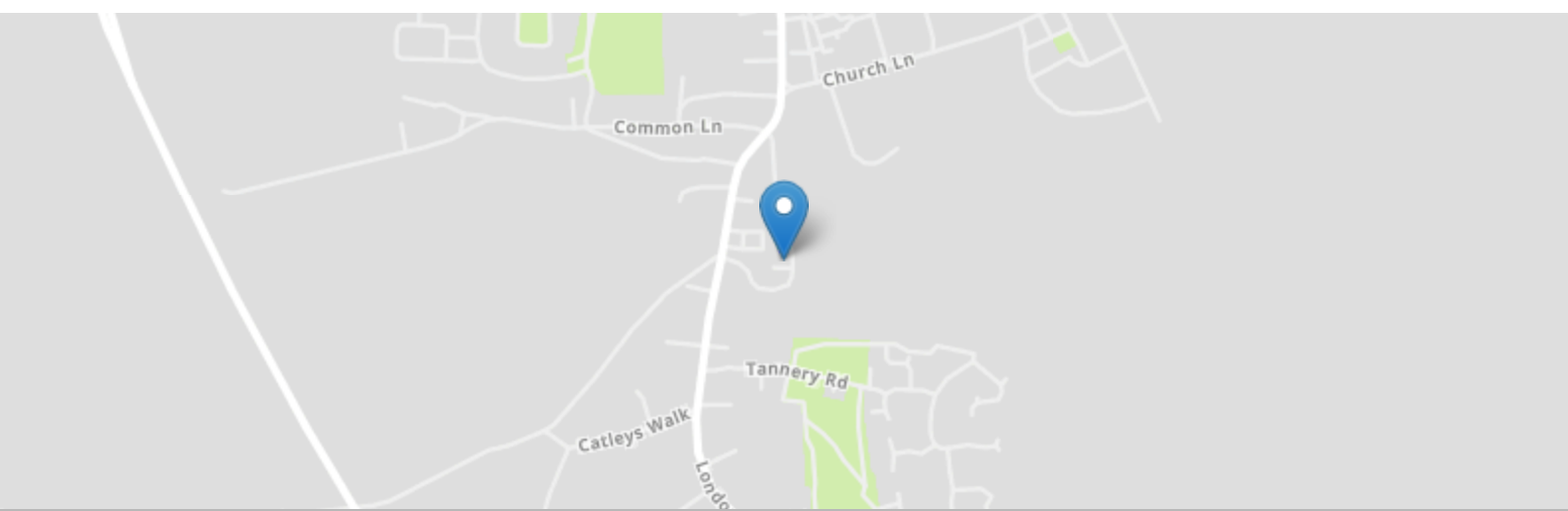
OPEN PLAN KITCHEN / DINING  
ROOM

COUNCIL TAX BAND - C

EPC - TBC

SQ FT - TBC

TWO ALLOCATED PARKING SPACES





Bee Moving Soon are delighted to offer for sale this bright and welcoming two bedroom property, which is located in the heart of this thriving village. Over recent years the property has been modernised to a high standard by it's current owners including re-fitted kitchen, re-fitted bathroom and double-glazing just to mention a few alterations. Your attention is drawn directly to the rear of the property with it's open plan kitchen / dining room providing views over the enclosed garden.

The property is of traditional brick construction and accommodation comprises entrance porch, hallway, lounge, kitchen / dining room, two double bedrooms and bathroom, two allocated parking spaces.

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 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; wooden flooring, internal door leading to hallway.

### HALLWAY

Stairs rising to first floor; wooden flooring, doors leading to.

### LOUNGE

4.37m x 3.031m (14' 4" x 9' 11")

A bright and welcoming, main reception room with double-glazed window to front aspect, under stairs storage cupboard, wooden flooring, radiator.

### KITCHEN / DINING ROOM

4.00m x 2.94m (13' 1" x 9' 8")

Straight away you can tell this is the hub of this much loved family home with its open plan design and light flooding through via the double-glazed window and French doors to rear aspect. Modern and well appointed fitted kitchen with a range of wall and base mounted units, incorporating fitted appliances including oven, hob, extractor; single sink drainer with mixer taps, plumbing for washing machine, plumbing for dishwasher; part tiled walls, tiled wooden effect flooring, radiator.

### LANDING

Loft access, airing cupboard housing wall mounted boiler and storage space, doors leading to.

### BEDROOM ONE

3.391m x 3.06m (11' 2" x 10' 0")

Two double-glazed windows to front aspect, built in wardrobes with shelving, hanging and storage space, radiator.

### BEDROOM TWO

2.990m x 2.35m (9' 10" x 7' 9")

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

### BATHROOM

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

### GARDEN

Enclosed by panel fencing with rear access gate, majority laid to lawn with a wide variety of mature plants and shrubs, timber framed storage / workshop.

### PARKING

The property benefits from two allocated parking spaces to the rear of the property.









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