



8 High Street

Sawston
CB22 3BG

Offers in Excess of
£350,000



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(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	

- WELL PRESENTED**
- OPEN PLAN LIVING**
- COUNCIL TAX BAND - C**
- EPC - C/72**
- SQ FT - 725**
- OFF ROAD PARKING & ELECTRIC CAR CHARGING**
- GARAGE EN-BLOC**



Bee Moving Soon are delighted to be marketing this, brick built, three bedroom property, which is located within the heart of the village. The property has been modernised with love, care and attention to detail over the recent years. Your attention is drawn to the welcoming open plan lounge / dining space which benefits from being of dual aspect, allowing the light to flood through.

The property is of traditional brick construction and accommodation comprises of entrance porch, lounge, dining room, kitchen, three bedrooms, first floor bathroom, off road parking with electric charging point, garage En-bloc.

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.







GROUND FLOOR

ENTRANCE PORCH

Double-glazed entrance door, internal door leading into.

LOUNGE

15' 11" x 11' 4" (4.84m x 3.45m) Benefiting from being of open plan design leading to dining room, light floods through via the double-glazed window to front aspect with bespoke fitted shutters, stairs rising to first floor accommodation with storage cupboard under, wooden flooring flowing through into dining room, radiator.

DINING ROOM

10' 8" x 8' 4" (3.24m x 2.53m) Double-glazed patio doors providing views and access to the enclosed rear garden, wooden flooring, radiator.

KITCHEN

10' 9" x 7' 1" (3.27m x 2.17m) A modern well appointed fitted kitchen with a range of high level and low level fitted units incorporating fitted appliances including oven, hob and extractor, single sink drainer with mixer taps, fridge, freezer, washing machine, dish washer, double-glazed window to rear aspect, wooden flooring, downlights.

LANDING

Loft access, airing cupboard with shelving and storage, doors leading to.

BEDROOM ONE

11' 5" x 9' 10" (3.48m x 2.99m) Generous master bedroom with double-glazed window to front aspect, single wardrobe with shelving, hanging and storage space, radiator.

BEDROOM TWO

8' 9" x 8' 8" (2.67m x 2.65m) A good sized second double bedroom with double-glazed window to rear aspect, wardrobe with shelving, hanging and storage space, radiator.

BEDROOM THREE

10' 11" x 8' 4" x 5' 11" (3.32m x 2.55m x 1.80m) Benefiting from over stairs storage cupboard with shelving and storage space, double-glazed window to front aspect, radiator.

BATHROOM

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

TO THE FRONT OF THE PROPERTY

The property has greatly been enhanced by its current owners with the addition of off road parking with an electric car charging point, area laid to lawn with mature shrubs.

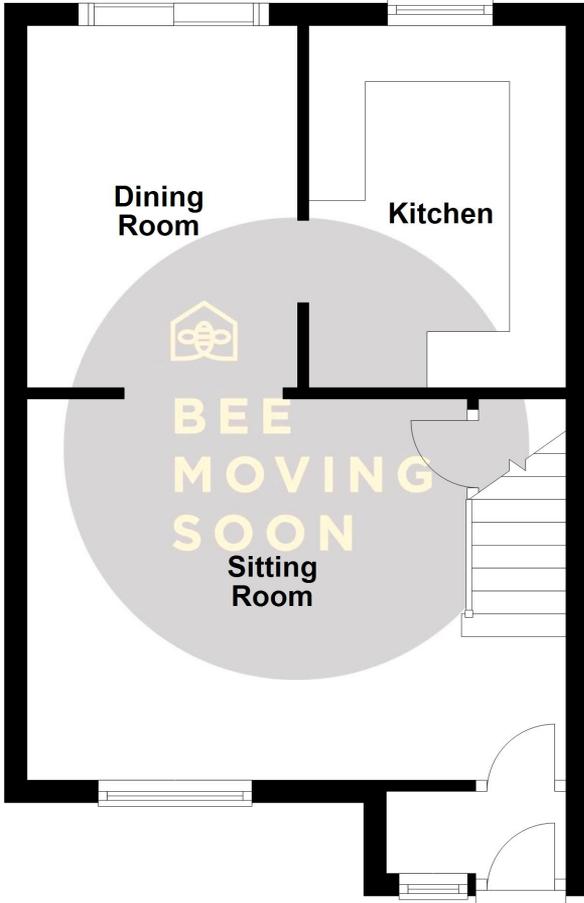
GARDEN

Enclosed by panel fencing with rear access gate, majority laid to lawn with a range of mature plants and shrubs, summer terrace seating area leading from the rear of the property. Timber framed storage shed.

GARAGE

En-bloc with up and over door.

Ground Floor



First Floor



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





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