



## 1a Hayfield Avenue

Sawston  
CB22 3JZ

£425,000



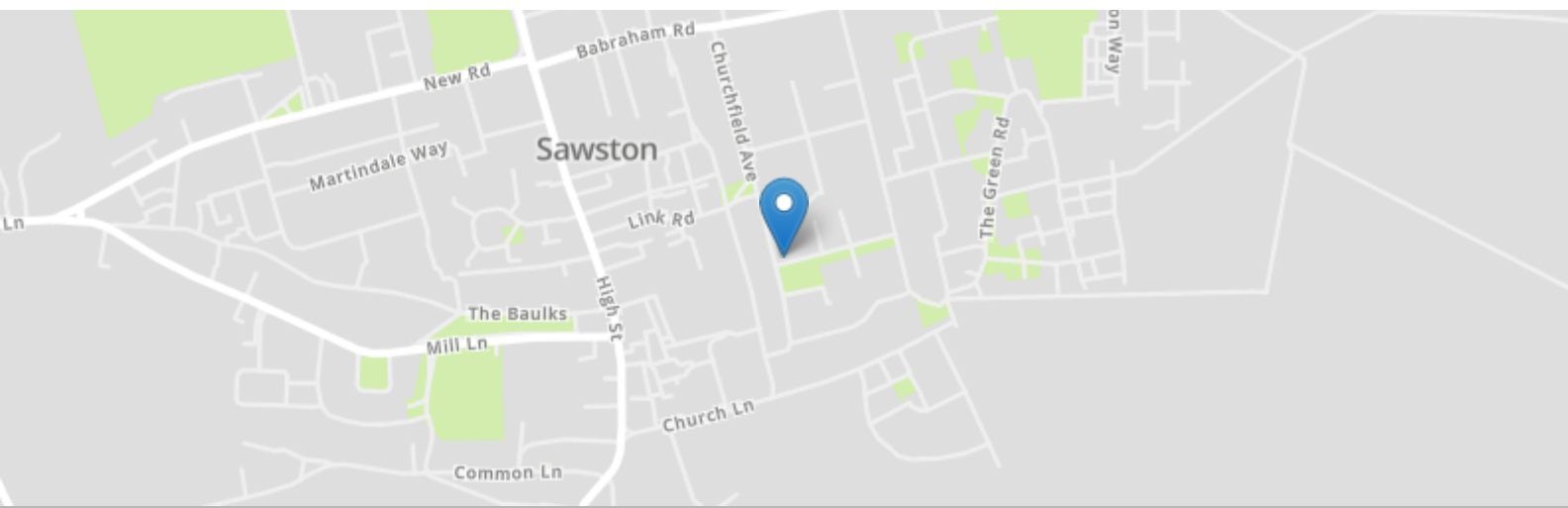
BEE MOVING SOON





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>69</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	

**DETACHED HOME**  
**VERY WELL PRESENTED**  
**CLOAKROOM & UTILITY**  
**TWO DOUBLE BEDROOMS**  
**PARKING**  
**COUNCIL TAX BAND - C**  
**EPC - C / 69**  
**SQ FT - 1096.9**





Positioned on a corner plot, overlooking a local green space, in the heart of this thriving village, is this very well presented two / three bedroom detached property, which has versatile and bright accommodation, tastefully arranged over the two floors and approaching 1100 sq ft. Your attention is drawn directly to the modern and well planned kitchen / breakfast room which is finished to a very high standard.

The property is of traditional brick construction and accommodation comprises entrance hall, lounge, study / bedroom three, kitchen / breakfast room, cloakroom, utility room, two 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 HALLWAY

Double-glazed entrance door, doors leading to.

### LOUNGE

5.23m x 4.14m > 2.442m (17' 2" x 13' 7" > 8' 0")

Benefitting from being of dual aspect allowing the light to flow through via the double-glazed window to front aspect and double-glazed French doors providing views and access to garden, downlights, two radiators, door to.

### STUDY / DINING ROOM / PLAYROOM / BEDROOM

2.662m x 2.407m (8' 9" x 7' 11")

A very versatile space which has had many uses over the recent years including a guest bedroom, double-glazed windows to front and rear aspect, radiator.

### KITCHEN

3.36m x 3.248m (11' 0" x 10' 8")

A very well-appointed and designed, modern fitted kitchen with a range of high level and low level units which flow into a breakfast bar area, integral units include oven, hob, extractor, dishwasher, butlers sink with mixer taps, walk in pantry, down lights, wooden flooring, radiator.

### REAR LOBBY

Doors leading to.

### CLOAKROOM

Obscure double-glazed window to rear aspect, two piece white cloakroom suite comprising Japanese style toilet with wet and dry system and wash hand basin inset in vanity unit, radiator.

### UTILITY ROOM

Double-glazed door to rear aspect, wall and base units, plumbing for washing machine, wall mounted boiler ( New 2023 ) storage cupboard, radiator.

### LANDING

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

### BEDROOM ONE

4.113m x 3.858m (13' 6" x 12' 8")

A spacious master bedroom benefitting from a range of built in storage spaces with hanging, shelving and storage space, two Velux windows to rear aspect, double-glazed window to front aspect, radiator.

### BEDROOM TWO

3.36m x 2.87m (11' 0" x 9' 5")

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

### BATHROOM

3.36m x 2.17m (11' 0" x 7' 1")

White four piece bathroom suite comprising low level w/c, wash hand basin, bath, shower cubicle, obscure double-glazed window to rear aspect, downlights, radiator.

### TO THE FRONT OF THE PROPERTY

Generous block paved driveway, providing ample off road parking, side gate to rear garden.

### GARDEN

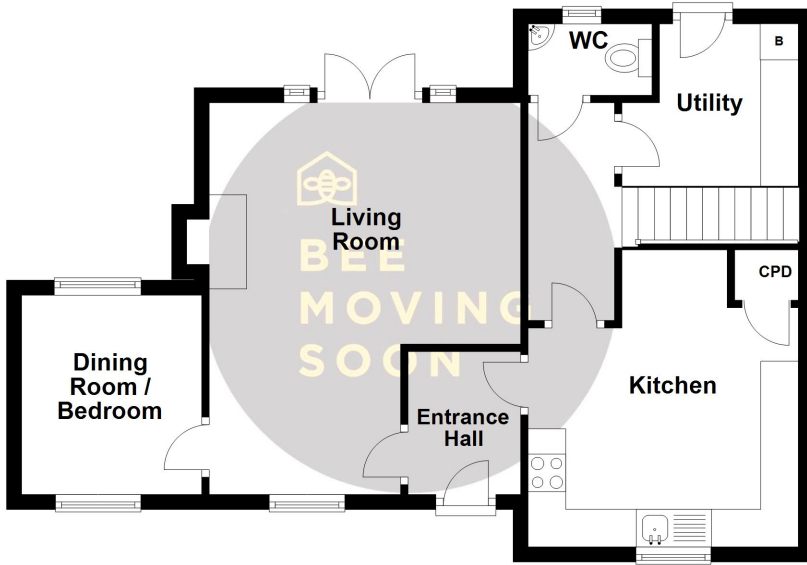
Fully enclosed by panel fencing with side access gate, timber framed storage sheds, raised vegetable boxes, generous patio paved area.



# FLOORPLAN

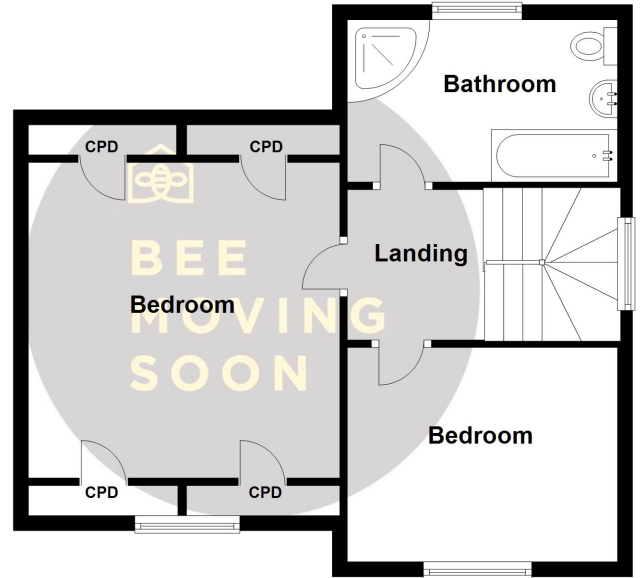
## Ground Floor

Approx. 53.8 sq. metres (579.2 sq. feet)



## First Floor

Approx. 48.1 sq. metres (517.7 sq. feet)



Total area: approx. 101.9 sq. metres (1096.9 sq. feet)

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







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