



4 Brookfield Road

Sawston
CB22 3EH

£425,000

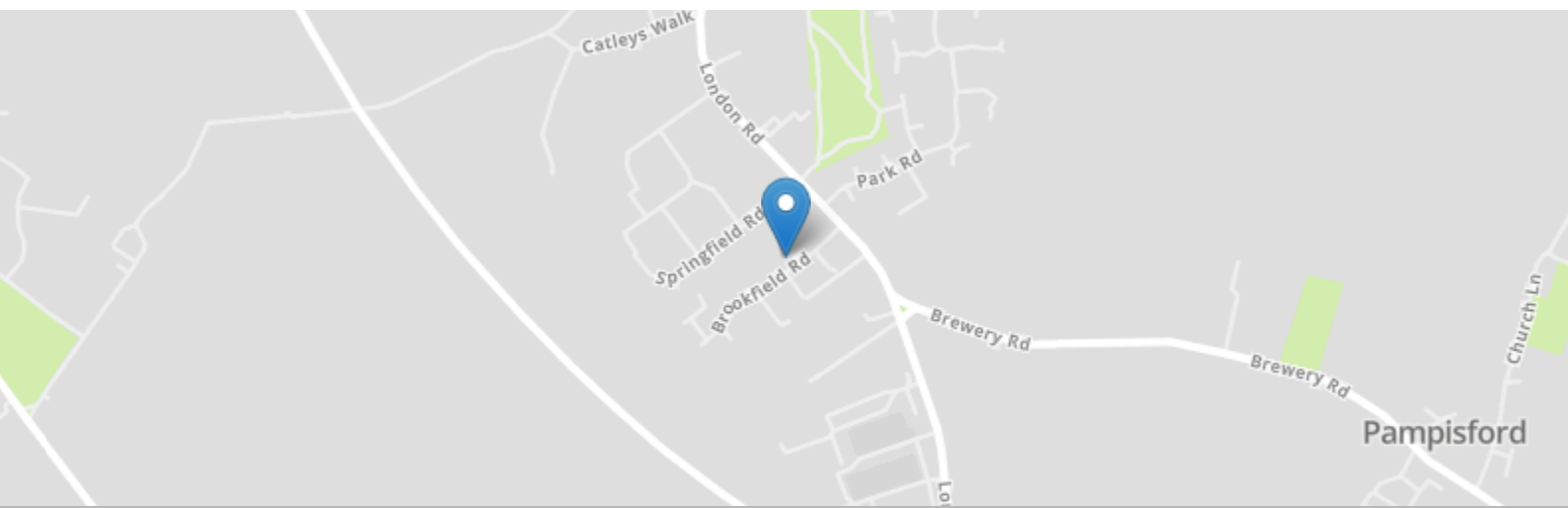


BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	68	
(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	

PERIOD CHARM
OPEN PLAN LOUNGE / DINING ROOM
FIRST FLOOR SHOWER ROOM
100FT REAR GARDEN
NO ONWARD CHAIN
COUNCIL TAX BAND - C
SQ FT - 977.4
EPC - D / 68



Located in this charming road, on the Southern edge, of this thriving South Cambridgeshire village, is this bright and welcoming, three bedroom semi-detached, period family home, which benefits from having been extended, to the first and second floors, to the rear, providing practical accommodation, approaching 1000 sq ft and is also offered for sale with no onward chain. As soon as you walk into the property you are greeted by a wealth of period charm and features, with your attention drawn directly to the open plan lounge / dining room and its exposed brickwork.

The property is of traditional brick construction and accommodation comprises entrance porch, lounge, dining room, kitchen, three first floor bedrooms, wet room.

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 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; internal door leading to.

LOUNGE

4.52m x 3.254m (14' 10" x 10' 8")

A welcoming reception room with light flowing through via the double-glazed window to front aspect, exposed brickwork, feature fireplace, radiator.

DINING ROOM

4.49m x 3.37m (14' 9" x 11' 1")

Benefiting from being of open plan, double-glazed window to rear aspect, exposed brickwork, stairs rising to first floor with storage, radiator; door to kitchen.

KITCHEN

5.114m x 2.60m (16' 9" x 8' 6")

A generous sized kitchen with double-glazed French doors providing views and access to the stunning mature garden, double-glazed window to side aspect, range of wall and base units including glass display units, integral oven, gas hob, extractor hood, single sink drainer, plumbing for washing machine, plumbing for dishwasher; downlights, tiled flooring.

LANDING

Loft access, radiator, doors leading to

BEDROOM ONE

4.47m x 3.3m (14' 8" x 10' 10")

Superb master bedroom with two double-glazed windows to front aspect, radiator.

BEDROOM TWO

3.4m x 2.81m (11' 2" x 9' 3")

A further double bedroom with double-glazed window to rear aspect, wardrobe with shelving, hanging and storage space, radiator.

BEDROOM THREE

2.56m x 2.52m (8' 5" x 8' 3")

Double-glazed window to rear aspect, built in storage space, radiator.

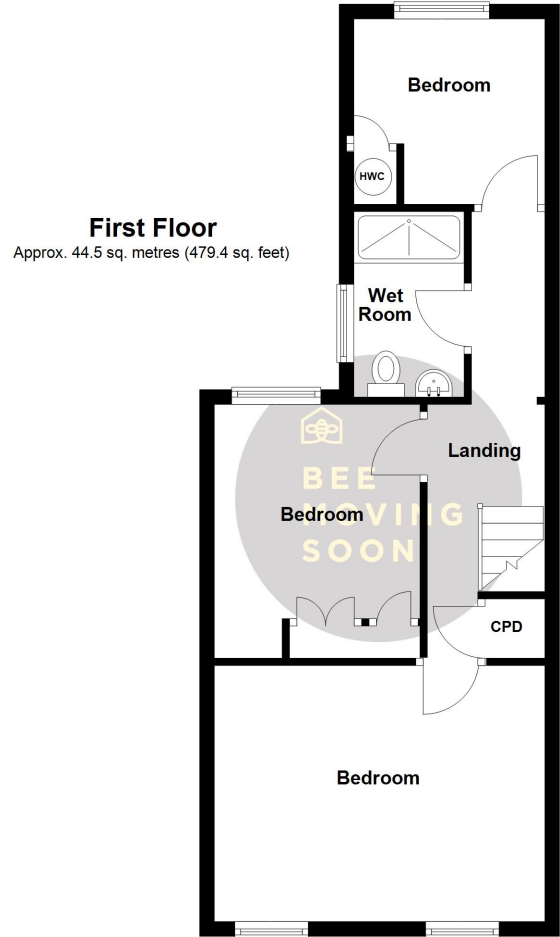
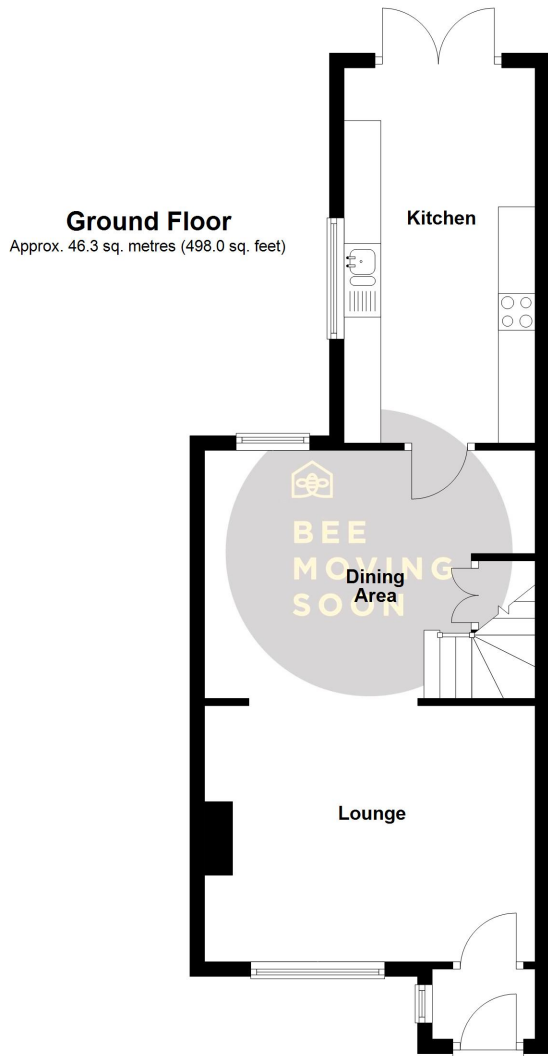
WET ROOM

Obscure double-glazed window to side aspect, low level w/c, wash hand basin, wall mounted shower; part tiled walls, radiator.

GARDEN

As soon as you enter the garden you can tell this is something special, the rear garden is in excess of 100ft and starts with a generous paved seating terrace area, with side access gate. The majority of the garden is laid to lawn with an abundance of colour provided by the wide variety of mature plants, trees and shrubs, as you proceed through the garden you will find a ornamental pond area, with further patio seating space.

FLOORPLAN



Total area: approx. 90.8 sq. metres (977.4 sq. feet)

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





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