



TOWN CLOSE
Sawston

Carter Jonas

TOWN CLOSE, SAWSTON, CAMBRIDGE, CB22 3JB

- Cambridge - approx. 7.5 miles
- Whittlesford Station - approx. 2.5 miles
- Addenbrookes Hospital - approx. 5.5 miles

Semi-detached home overlooking the central village green • Offered with no onward chain • Excellent scope to extend & reconfigure the layout (STPP) • Garden room at the rear with sliding doors to the garden • 3 Bedrooms • Driveway providing off-street parking for two cars & garage • Private garden • Popular village location • EPC rating C

DESCRIPTION

This bright and welcoming semi-detached home is perfectly positioned in the heart of Sawston, overlooking the central village green and offered with no onward chain. Requiring some modernisation, the property offers excellent potential to extend and reconfigure the layout (STPP).

On the ground floor, a welcoming entrance lobby leads into a generous sitting and dining/sitting room, filled with natural light from windows framing views over the village green. This space also features an electric fireplace.

The kitchen is fitted with a range of units, and space for freestanding appliances. A flexible garden room at the rear of the property enjoys views over the garden with the sliding doors giving access directly outside. This room can also serve as a fourth bedroom, home office, or family room, adding to the adaptable living space.

Upstairs, the principal and second bedrooms are generous doubles, complemented by a third bedroom that works equally well as a single room or study.

A FLEXIBLE 3 BEDROOM SEMI-DETACHED FAMILY HOME IN THE HEART OF SAWSTON, WITH OPPORTUNITIES TO MODERNISE AND EXTEND.



The modern family shower room on the ground floor features a contemporary three-piece suite and heated towel rail.

OUTSIDE

The property sits behind a mature front garden, featuring a variety of plants, shrubs, hedging, and a sycamore tree, alongside a concrete driveway providing off-street parking for two cars. At the rear, a private garden offers a patio area, mature shrubs and trees. From the rear garden there is access to a greenhouse, large wooden shed and the garage which also has an up and over door that can be accessed from the drive.

LOCATION

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. Sawston also provides excellent links to these including Addenbrooke's hospital, Granta Park and The Babraham Institute.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Gas central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent

Local Authority: South Cambridge District Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330



Town Close, Sawston Cambridge, CB22
 Approximate Area = 1061 sq ft / 98.6 sq m
 Garage = 168 sq ft / 15.6 sq m
 Total = 1229 sq ft / 114.2 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #101636



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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