



4 Deal Grove, Cambridge, CB22 3DR
Guide Price £335,000 Freehold



rah.co.uk
01223 800860

A MUCH IMPROVED THREE BEDROOM TERRACED HOUSE, BEAUTIFULLY PRESENTED THROUGHOUT, SET WITHIN A GOOD SIZED GARDEN WITH GARAGE EN BLOC AND OVERLOOKING A PLEASANT PARKLAND AREA.

- 3 bedroom terraced house • 775 sqft/71 sqm • 0.04 acre plot • 1 bathroom, 1 reception room • Gas fired central heating to radiators • Garage en bloc • EPC-D/68 • Council tax band -C • Sought-after residential area

The property enjoys a tranquil traffic-free location overlooking parkland and a child's play area. The current owners have greatly improved the property and in 2020 had planning permission passed for a large single storey rear extension, plus a porch extension at the front (please note that this planning consent has lapsed, more information is available on request).

The accommodation comprises a welcoming reception hall with wood effect flooring with stairs to first floor accommodation. The dual aspect sitting/dining room boasts French doors out to the garden and wood effect flooring. The kitchen is fitted with attractive modern cabinetry, ample fitted working surfaces with inset single sink unit with mixer tap and drainer, four ring gas hob, double oven, extractor, space for fridge/freezer, washing machine and dishwasher, plus a wall mounted gas fired central heating boiler and vinyl flooring.

Upstairs, off the half galleried landing are three bedrooms and a refitted family bathroom.

Outside, there is a lawned front garden and a paved pathway to the front door. The rear garden is mainly laid to lawn with flower and shrub borders, a generous paved patio area and gated access to the rear. There is a garage nearby en bloc.

Location

Sawston is one of Cambridgeshire's largest communities and as such offers a first class range of amenities. A village supermarket, shops, bank, chemist and professional facilities are included and two business parks are on the outskirts. There are two primary schools, the Sawston Child Care Nursery School, and Sawston Village College which offers a variety of adult educational opportunities.

Junction 10 of the M11 is about 3 miles away and Whittlesford mainline station is about 1.5 miles with an excellent commuter service to London Liverpool Street in under an hour. Stansted Airport is also within easy reach being approximately 22 miles away. There is a regular bus service and cycle path to Cambridge City centre.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - C

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

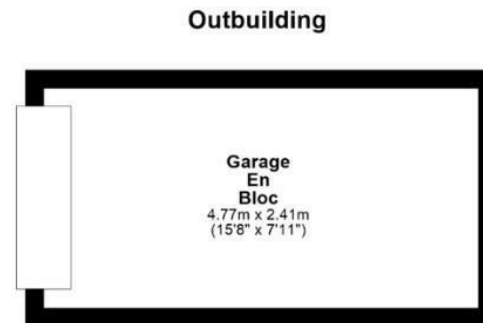
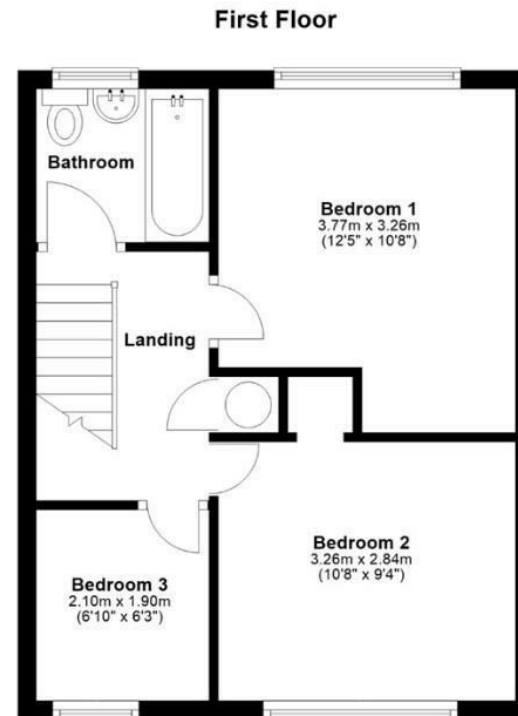
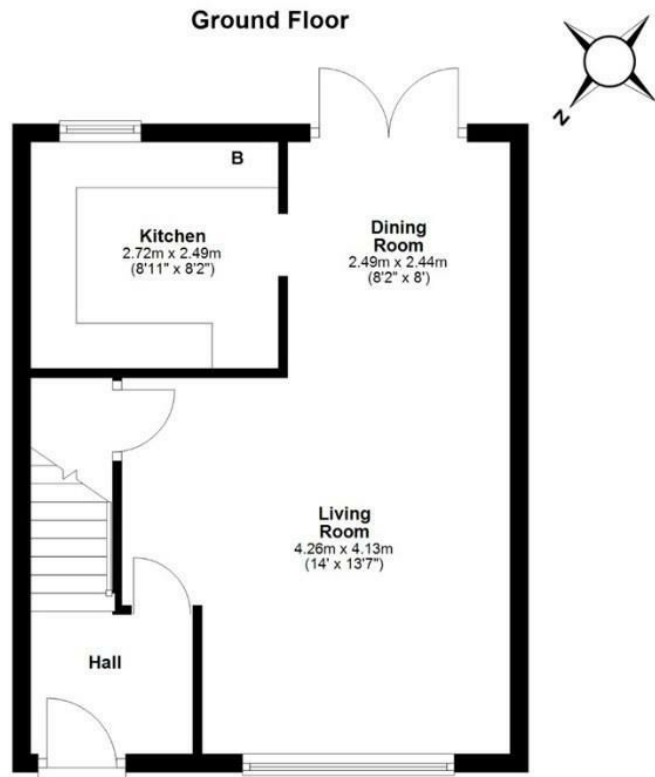
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Agents Note

The original construction of the building in the 1970's was steel framed.





Approx. gross internal floor area
71 sqm (775 sqft)
Excluding Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	75
EU Directive 2002/91/EC		

