



60 The Green Road, Sawston, Cambridge, CB22 3LR  
Guide Price £395,000 Freehold



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**AN ESTABLISHED SEMI-DETACHED FAMILY RESIDENCE, EXTENDED TO PROVIDE SPACIOUS AND WELL-PLANNED ACCOMMODATION WITH AMPLE PARKING, AN ENCLOSED GARDEN AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 3 bedrooms, 2 bathrooms
- 1125 sqft / 104 sqm
- Street parking
- Council tax band - C
- Gas-fired central heating (new boiler 2024)
- 1970's semi-detached house
- Plot size approx - 0.06 acres
- Enclosed garden
- EPC - C / 70

The property enjoys a pleasant position, just a short walk from both the primary school and the village college. Over the years, the property has been extended offering well-proportioned accommodation with scope for further improvement.

The accommodation comprises:- a welcoming reception hall with stairs to the first floor accommodation with a large walk-in storage cupboard under. The sitting room boasts a feature gas fire and opens to the dining room, which in turn has French doors to the conservatory enjoying views over the garden. The kitchen is fitted with a range of base level and wall-mounted storage cupboards, ample fitted working surfaces with an inset single sink unit, a four-ring gas hob, double oven, extractor, space for a fridge-freezer and a wall-mounted Viessmann gas-fired central heating boiler fitted in 2024. Just off the kitchen is a side lobby which incorporates a utility room accommodating the usual white goods, a cloakroom w.c and a shower room with a door to both the front and rear.

Upstairs off the landing are three good-sized bedrooms and a family bathroom.

Outside, the property is set back and screened by hedging from the road and is laid to lawn. The rear garden is laid mainly to lawn with a paved patio, summerhouse / office, timber shed and gated rear access.

#### **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**

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

#### **Statutory Authorities**

South Cambridgeshire District Council.

Council Tax Band - C

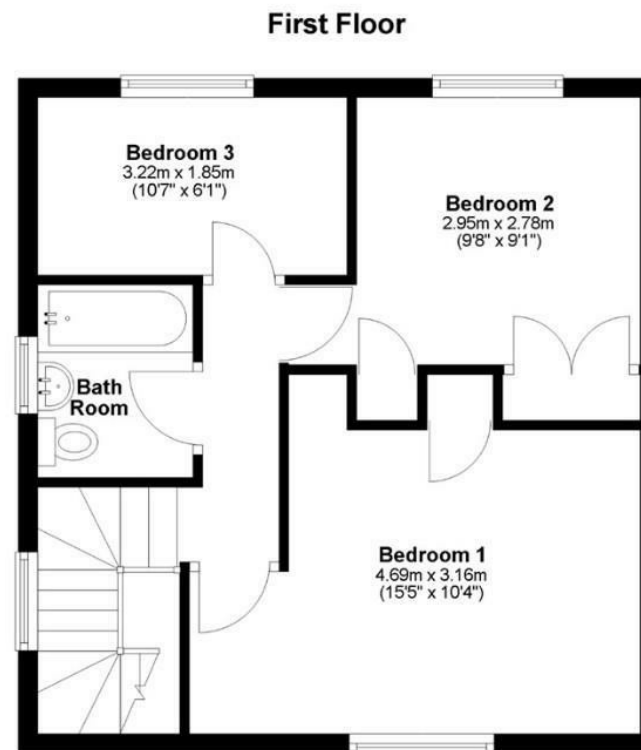
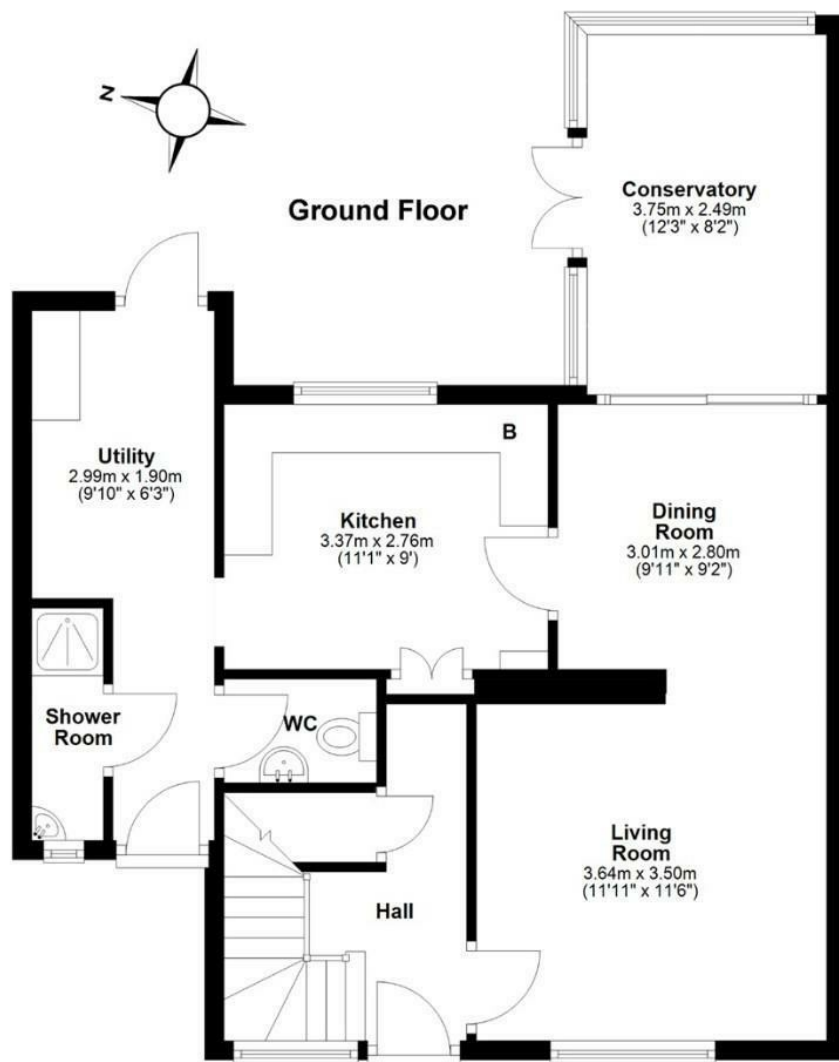
#### **Fixtures and Fittings**

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.





Approx. gross internal floor area 104 sqm (1125 sqft)

| 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                             |   | 70                      | 78        |
|                                             |   | EU Directive 2002/91/EC |           |

