



5 Chestnut Close, Sawston, Cambridge, CB22 3JA

Guide Price £450,000 Freehold



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A DECEPTIVELY SPACIOUS LINK-DETACHED, SINGLE STOREY RESIDENCE, EXTENDED AND IMPROVED WITH SCOPE FOR FURTHER MODERNISATION, SET WITHIN A MATURE GARDEN OVERLOOKING ALLOTMENTS WITH AMPLE PARKING AND A LARGE DOUBLE GARAGE.

- 3 double bedroom link-detached bungalow
- Built in 1970s
- 0.13 acre plot
- Ample off road parking and large double garage
- Council tax band-E
- 2 reception rooms, 1 bathroom
- 1250 sq ft/ 95 sqm
- Gas fired central heating to radiators
- EPC-E / 53
- Chain free

The property enjoys a tranquil position, tucked away in a quiet cul-de-sac shared with just four other similar properties. There is ample parking, a large double garage and mature and private gardens overlooking allotments.

The accommodation comprises a welcoming reception hall with cloakroom/W.C just off. There are three double bedrooms and a four-piece family bathroom which includes a low level W/C, pedestal wash hand basin, panel bath and a tiled shower cubicle. There are 2 reception rooms including a generous sitting room with patio doors to the garden, plus a separate dining room. The kitchen is fitted with a range of wall mounted and base level storage cupboards, ample fitted working surfaces with inset single sink unit with drainer, four ring ceramic hob, oven, extractor, integrated under-counter fridge, an under-counter fitted dishwasher, space for a washing machine plus a wall mounted gas fired central heating boiler.

Outside the front garden has been designed with ease of maintenance in mind and is laid mainly to shingle. There is a paved driveway which provides off road parking and leads to a large double garage with up and over doors, power and light connected and a personal door to the garden. Gated access leads to the side kitchen garden which is mainly laid to paver, on which sits a greenhouse and sides onto the allotments. The rear garden is predominately laid to lawn with well stocked flower and shrub borders and beds, a selection of specimen trees, mature hedging and all enjoys good levels of privacy.

Location

Sawston is one of South Cambridgeshire's largest communities and offers a first class range of amenities including a village supermarket, shops, bank, chemist, GP surgery and professional facilities. There is ready access to the neighbouring science and business parks, and to Addenbrooke's Hospital and the Biomedical Campus. There are two primary schools, the Sawston Child Care Nursery School, and the highly-rated Sawston Village College (Sunday Times State 11-16 Secondary School of the Year 2025). 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 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-E

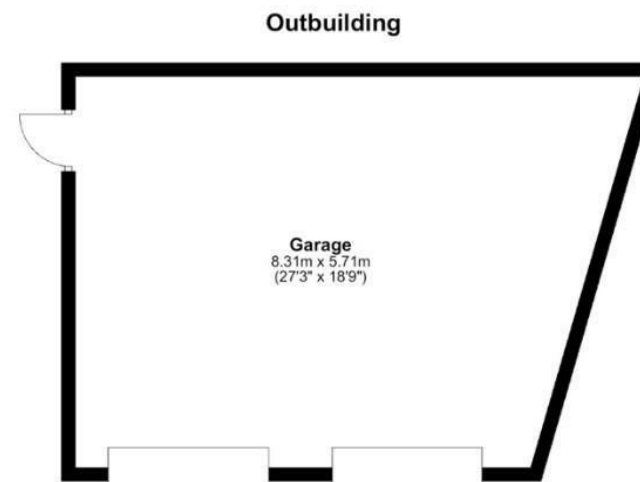
Fixtures and Fittings

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 95 sqm (1025 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		

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53

EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

