



58 Common Lane, Sawston, Cambridge, CB22 3HW
Guide Price £535,000 Freehold



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AN INDIVIDUAL DETACHED SINGLE STOREY RESIDENCE, IMMACULATLY APPOINTED THROUGHOUT WITH AMPLE PARKING, DOUBLE GARAGE, WALLED GARDENS OVERLOOKING COMMON LAND AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER AND WELL SERVED SOUTH CAMBRIDGESHIRE VILLAGE.

- Detached bungalow
- 3 beds, 2 baths, 2 recepts
- Gas fired central heating to radiators
- EPC - D / 67
- Sought-after village location
- 1075 Sqft / 100 Sqm
- 0.11 acres
- Off road parking and double garage
- Council tax band - E

The property occupies a fine non estate position with views over common land to the front and set within walled gardens with ample parking and double garage. The property is located on the favoured south side of the village and just a short walk from the thriving village centre.

The accommodation comprises an entrance porch through to a welcoming reception hall and the triple aspect sitting room is a well proportioned room with views over the garden and a feature electric fire with stone chimney breast and hearth. The kitchen/dining room is fitted with attractive cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, electric cooker point with extractor over, integral under counter fridge, space for a washing machine and freezer, plus a wall mounted gas fired central heating boiler. (fitted in 2018). Just off the kitchen is a conservatory extension with panoramic views over the garden. Off the inner hallway are three good sized double bedrooms and a family bathroom. The master bedroom boasts an en-suite shower room.

Outside, the front garden is laid to lawn, a driveway to the side provides parking for at least four cars and leads to the garage with up and over door, power and light connected. The side and rear gardens are mainly laid to lawn with well stocked flower and shrub borders and beds, a generous paved terrace and all is enclosed by walling and enjoys good levels of privacy.

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 - E

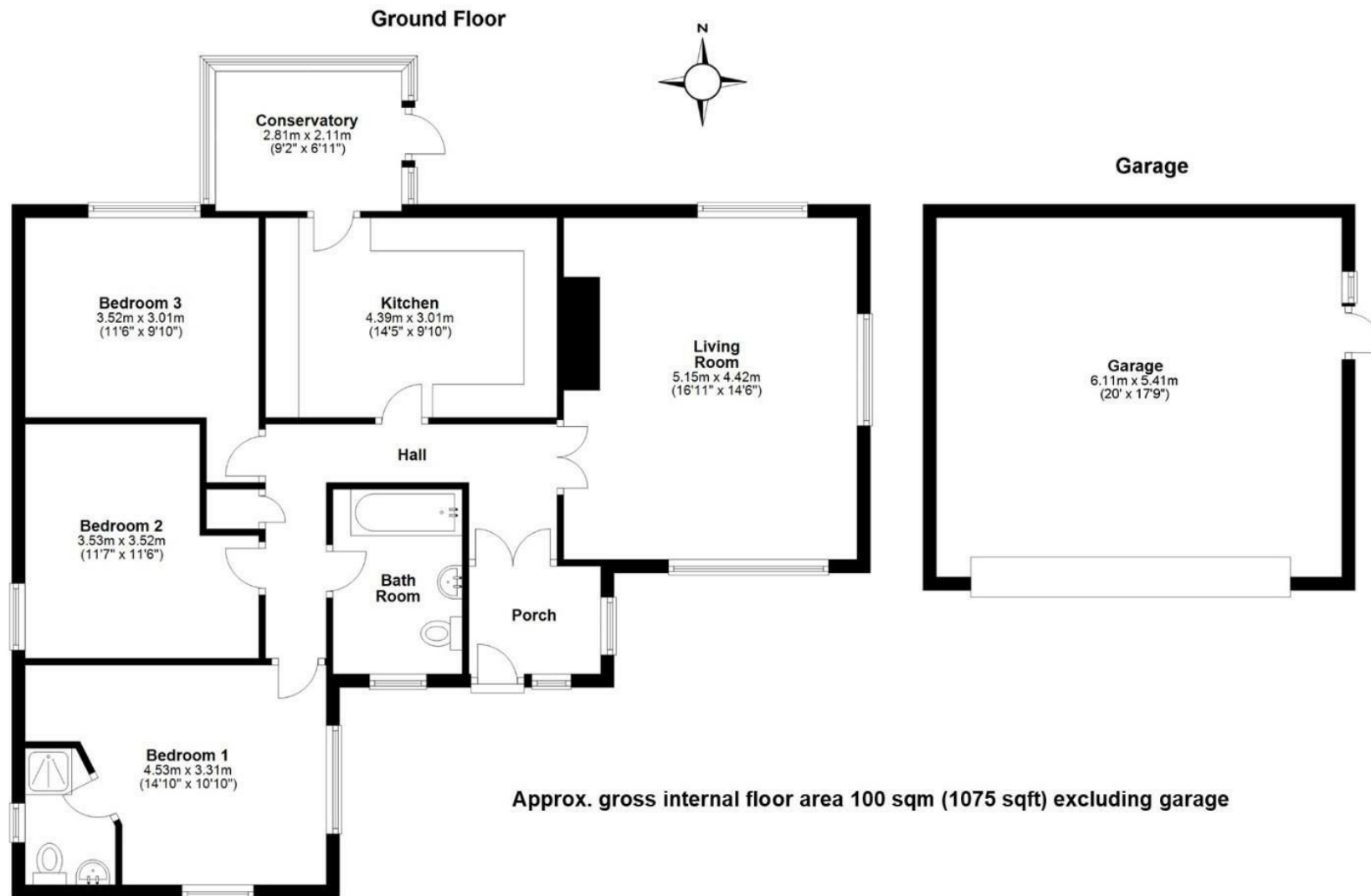
Fixtures and Fittings.

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





Energy Efficiency Rating	
	Current
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	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.

