

21 Teversham Way, Sawston, Cambridge, CB22 3DF

Guide Price £350,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN ESTABLISHED SEMI-DETACHED HOUSE, EXTREMELY WELL-PRESENTED, ENJOYING A TRANQUIL, TRAFFIC -FREE POSITION WITH GARAGE NEARBY EN BLOC AND CONVENIENTLY LOCATED FOR THE THRIVING VILLAGE CENTRE AND PRIMARY AND SECONDARY SCHOOLS.

- 3 bedroom semi-detached house
- 0.05 acres
- Conservatory extension
- Garage en bloc
- Council tax band-C
- 900 sqft/83 sqm
- Constructed in 1970
- Gas fired central heating to radiators
- EPC-C/74

The property is set within this sought-after residential area just off Babraham Road boasting a pleasant traffic free position and just a short walk from the primary school and village college.

The accommodation comprises an entrance hall with stairs to first floor accommodation and fitted storage cupboard. The sitting room boasts an ornamental fireplace and large understairs storage cupboard. The kitchen/dining room is fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset single sink unit with mixer tap and double drainer, electric cooker point with extractor over plus space for a washing machine, fridge freezer and dishwasher. From the kitchen, patio doors lead to the conservatory with panoramic views over the garden to the rear.

Upstairs off the landing are three bedrooms, all with fitted wardrobe cupboards and a refitted family bathroom comprising a low level WC, vanity wash hand basin, panel bath with mains-fed shower over and attractive ceramic tile flooring.

Outside the garden has been designed with ease of maintenance in mind and laid mainly to shingle with flower and shrub beds and overlooks a pleasant green area. Gated side access leads to the rear garden which is mainly laid to lawn with flower and shrub borders and beds, two paved patio areas and all is enclosed by fencing and enjoys good levels of privacy with gated rear access leading to the garage which is located nearby en bloc.

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-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



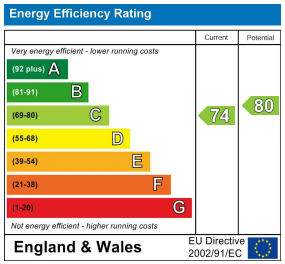


Ground Floor



First Floor

Approx. gross internal floor area 83 sqm (900 sqft)



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.











