21 Granta Road, Sawston, Cambridge, CB22 3HT

Guide Price £400,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN EXTENDED SEMI-DETACHED, CHALET-STYLE RESIDENCE, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION, SET WITHIN A PRIVATE REAR GARDEN AND LOCATED ON THE SOUTHERN-SIDE OF THIS THRIVING VILLAGE.

- Semi-detached house
- 4 bedrooms, 2 shower rooms, 1 reception room
- 0.06 acre plot
- Built in the 1960s
- Council tax band-D
- 1025 sqft/ 95 sqm
- Ground floor bedroom and shower room
- Gas fired central heating to radiators
- EPC-C / 69
- Chain free

The property enjoys a quiet position within this sought-after residential area, located on the favoured Southern-side of the village. The property is conveniently placed for the thriving village centre, schooling and medical centre are all just a short walk away. Over the years, the property has been enlarged and greatly improved, offering good levels of flexibility including a generous ground floor bedroom with adjoining shower room.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation and wood effect flooring. The sitting room is a generously proportioned room with a fireplace in which is a gas fire with back boiler. The kitchen/dining room overlooks the garden with attractive cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, gas hob. double oven and extractor plus space for a fridge/freezer, washing machine, dishwasher and a generous walk-in pantry cupboard. Off the side lobby is a double bedroom with French doors to the garden and a shower room comprises a low level WC, vanity wash hand basin, walk-in shower and heated towel rail.

Upstairs, off the landing are three further bedrooms including the master bedroom with bespoke fitted solid wood wardrobe cupboards and a shower room comprising a low level WC, pedestal wash hand basin and a tiled shower cubicle.

Outside the front garden is laid mainly to lawn with a driveway providing parking for three vehicles and a walk-in store/tools shed. The rear garden is laid mainly to lawn with flower and shrub borders, a generous paved patio and all is enclosed by fencing.

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

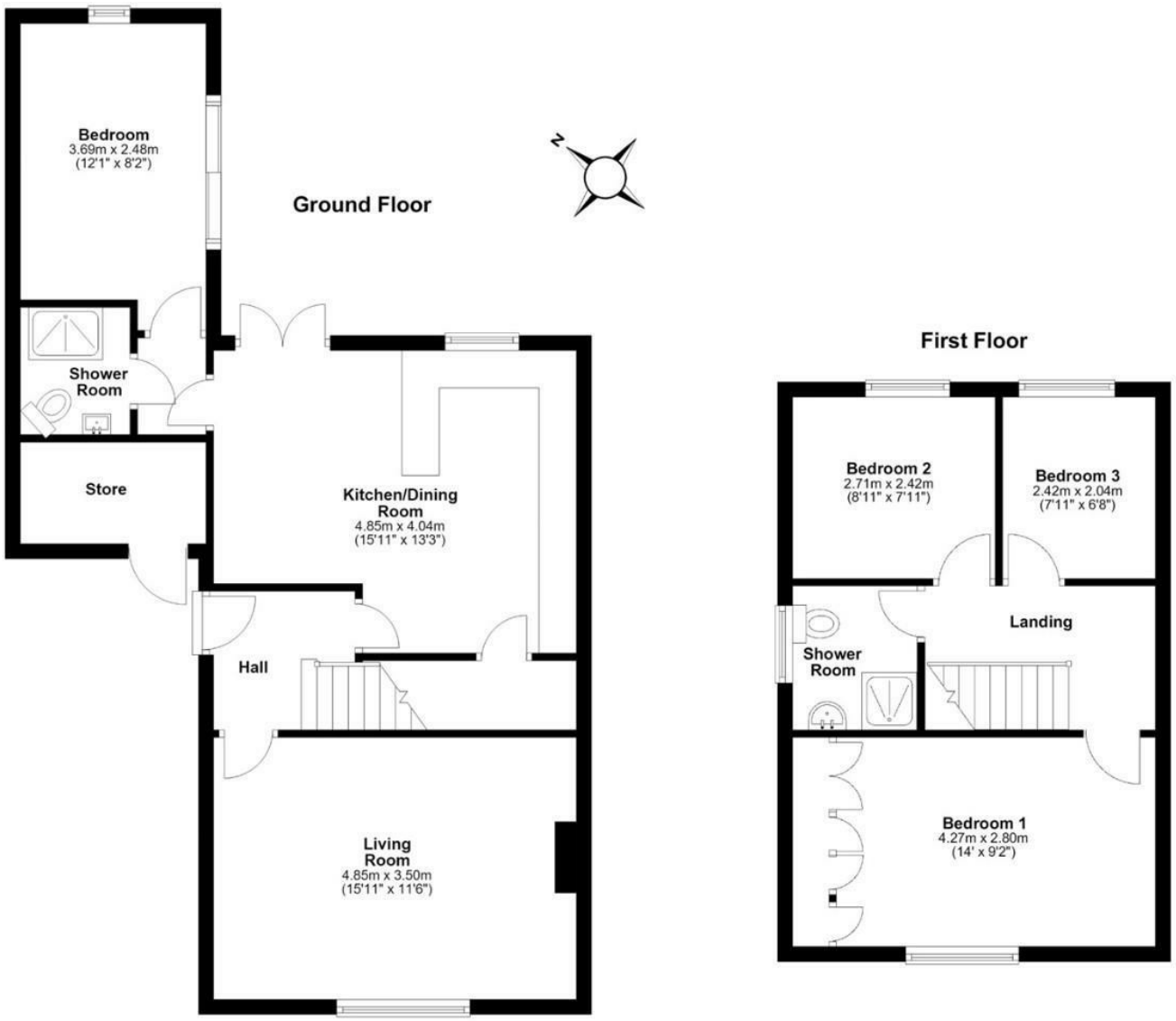
Services
Mains services connected include gas, electricity, water and mains drainage

Statutory Authorities
South Cambridgeshire District Council
Council tax band-D

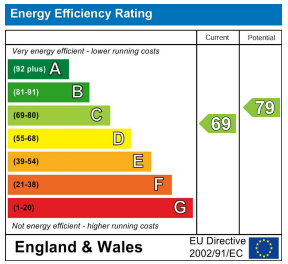
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

Agents Note
There is a shared drive and transfer when property was built includes some service easments and restrictive covenants.



Approx. gross internal floor area 95 sqm (1025 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.