



7 Ashley Way, Sawston, Cambridge, CB22 3DY
Guide Price £415,000 Freehold



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AN EXTENDED SEMI-DETACHED FAMILY HOME, MUCH IMPROVED AND WELL PRESENTED WITH ENCLOSED GARDEN, OFF ROAD PARKING AND GARAGE.

- 3 bedroom semi-detached house
- 925 sqft/86 sqm
- New flat roof 2023
- Enclosed rear garden
- Council tax band - C
- 2 reception rooms, 1 bathroom
- Gas fired central heating boiler - new boiler installed 2023
- Off road parking and garage
- EPC-C/67

The property enjoys a pleasant position within this popular residential area, just a short walk from the primary school, village college and local amenities. Over the years, the property has been extended on the ground floor enlarging the kitchen and dining room plus a front porch. The accommodation comprises an entrance hall with stairs to first floor accommodation, cloakroom/WC just off. The sitting room enjoys a feature fireplace with stone surround and hearth with inset electric fire and an understairs storage cupboard. This room extends to a generous dining room with a study area and patio doors out to the garden. The kitchen /breakfast room is fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, four ring ceramic hob, double oven, extractor plus space for a fridge freezer, dishwasher and washing machine., all complemented by a ceramic tile floor.

Upstairs, there are three bedrooms, all with fitted storage cupboards and a family bathroom.

Outside the front garden is laid to lawn with a driveway to the side providing off road parking for two-three vehicles and leading to the garage with up and over door, power and light connected and a personal door to the garden. The rear garden is laid mainly to lawn with flower and shrub borders and beds, a generous and part-covered paved patio and all is enclosed by a recently replaced fence.

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 - C

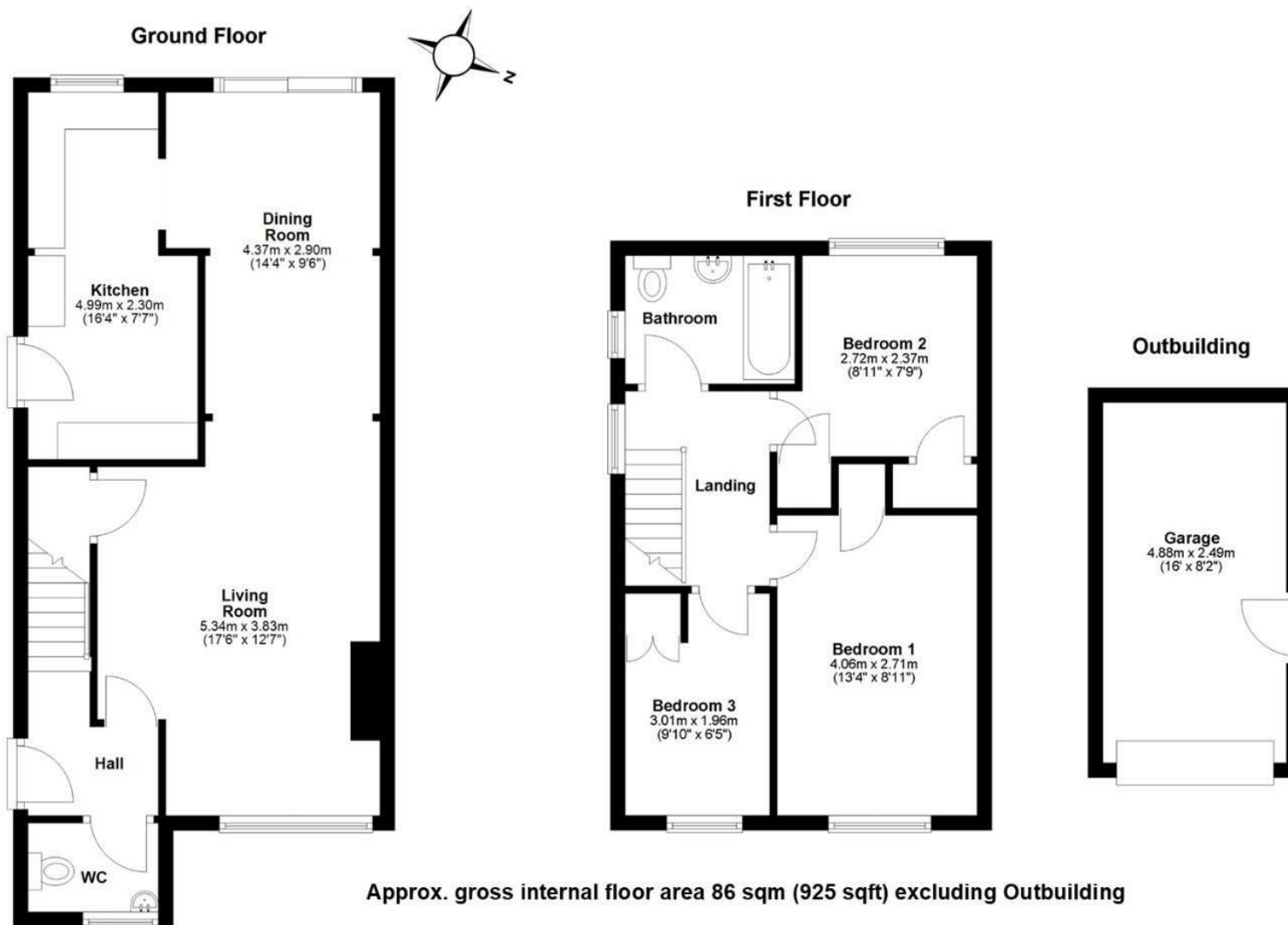
Fixtures and Fittings

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 86 sqm (925 sqft) excluding Outbuilding

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

