



13 DEAL GROVE
Sawston

Carter Jonas

13 DEAL GROVE, SAWSTON, CAMBRIDGE, CB22 3DR

- Cambridge - approx. 7.5 miles
- Whittlesford Station - approx. 2.5 miles
- Addenbrookes Hospital - approx. 5.5 miles

3 Bedrooms · Kitchen with integrated appliances · Sun room · Living room · Bathroom · Front & rear gardens · Garage · EPC rating D

DESCRIPTION

The property features spacious living room, fitted kitchen to include washing machine, fridge-freezer, oven and hob. Large sunroom/conservatory which can be used as a dining room with patio doors leading to rear enclosed garden.

Upstairs the property features primary bedroom, further double bedroom and a good size single bedroom. Family bathroom with shower over bath.

OUTSIDE

Low maintenance gardens to front and rear with gated access to a garage & street parking.

LOCATION

Sawston has easy road links to both East and West A14, South and North M11 and A1 South. Nearby Whittlesford Parkway Station has frequent trains reaching London's Liverpool St in little over 1 hour making its position very accessible and highly commutable, serving Cambridge, Saffron Walden, Royston and of course, London. With London Stansted Airport just a 25-minute drive away, those needing to travel internationally are also very well served. Addenbrookes Hospital, Cambridge Biomedical Campus, Granta Park, the Babraham Institute and the Chesterford Research Park are all a short commute away by bicycle, car or public transport.

A WELL PRESENTED 3 BEDROOM TERRACE HOUSE ENJOYING VIEWS OVER A SMALL OPEN PARK TO THE FRONT AND SITUATED IN THE HEART OF THIS RESIDENTIAL PART OF THIS POPULAR SOUTH VILLAGE.



ADDITIONAL INFORMATION

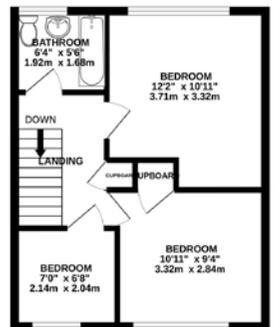
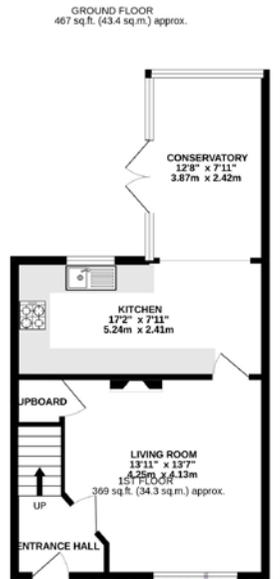
Tenure: Freehold

Services: All mains services

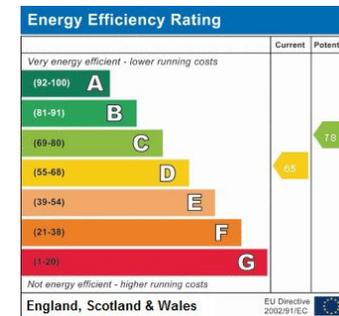
Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the selling agents
Carter Jonas 01223 403330





TOTAL FLOOR AREA: 836 sq.ft. (77.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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