



Railway Close, Sawston Cambridge
£440,000 **Freehold**

**Sharman
Quinney**

Key Features



- Built in 2021 by award winning Hill Residential
- Modern open-plan kitchen and living space
- Principal bedroom with stylish en-suite
- Landscaped rear garden with patio area

■ Off road parking with EV charging point
The property comprises an entrance hall, ground floor WC, and a contemporary fitted kitchen opening into a spacious living/dining area, with patio doors leading out to the rear garden.

Upstairs, there are three well-proportioned bedrooms, including a modern en-suite to the principal bedroom, along with a stylish family bathroom.

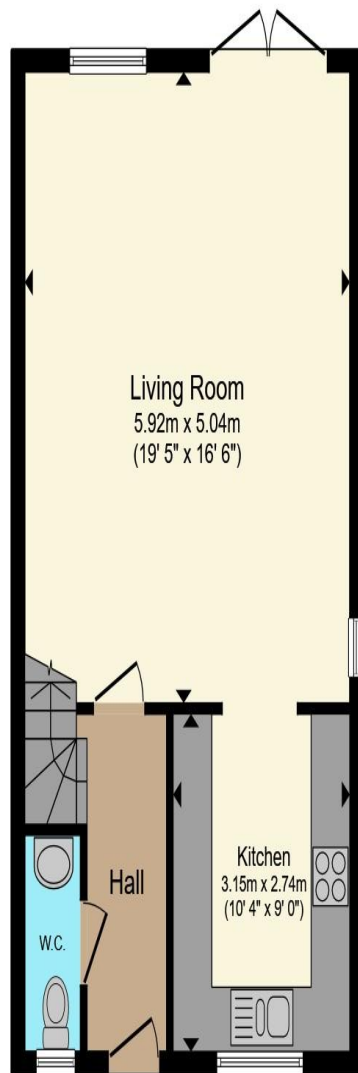
Outside, the rear garden is mainly laid to lawn with a patio seating area and convenient side access. The property also benefits from off-road parking, an EV charging point, and solar panels fitted to the roof.

Situated in the ever-popular village of Sawston, the area is ideal for families and commuters alike,

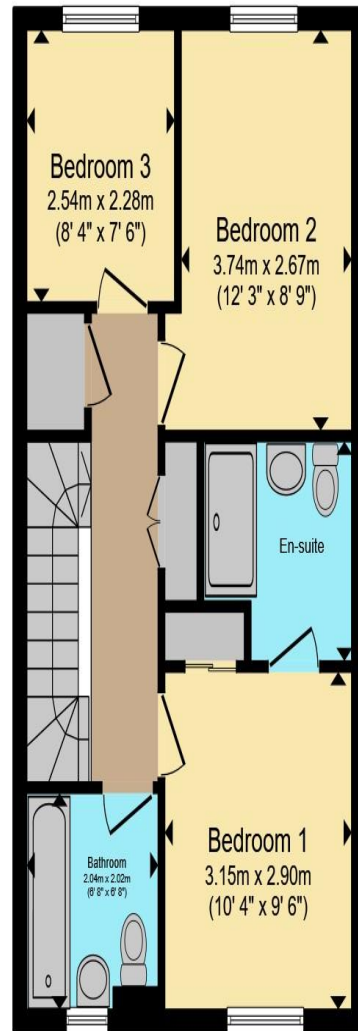


offering a wide range of local amenities. Nearby Whittlesford Parkway railway station provides excellent transport links to Cambridge and London.





Ground Floor



First Floor

Total floor area 92.1 m² (992 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

To view this property call Sharman Quinney on:
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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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