



Falkner Road

+44 (0) 1223 508050

hello@cookecurtis.co.uk

www.cookecurtis.co.uk

A semi-detached bungalow, with a good sized rear garden and off road parking. The property is located a short distance from the village centre and close to a convenience store.

Asking Price Of:  
£270,000

Falkner Road, Sawston,  
CB22 3JX



The property is set behind a small front garden with a hedge screening the property from the road and double gates proving access to a parking area.

There is a bright sitting room fitted with a gas fire and there is a window to the front, over looking the garden. The kitchen / dining room extending across the rear, is fitted with a range of floor and wall mounted cabinets and there is space for a cooker, washing machine, tumble drier and fridge freezer as well as a door out to the garden.

The property has two bedrooms, a double with fitted wardrobes and a second single room, there is also a bathroom, fitted with a bath, w.c and handbasin.



Outside, the rear garden is a good size and laid to lawn with mature trees, shrubs and a shed in the far corner.





54 sqm / 587 sqft

---

0.05 acre / 227 sqm

---

Semi-detached bungalow

---

2 bed, 1 recep, 1 bath

---

Off road parking

---

19--s

---

EPC - D / 59

---

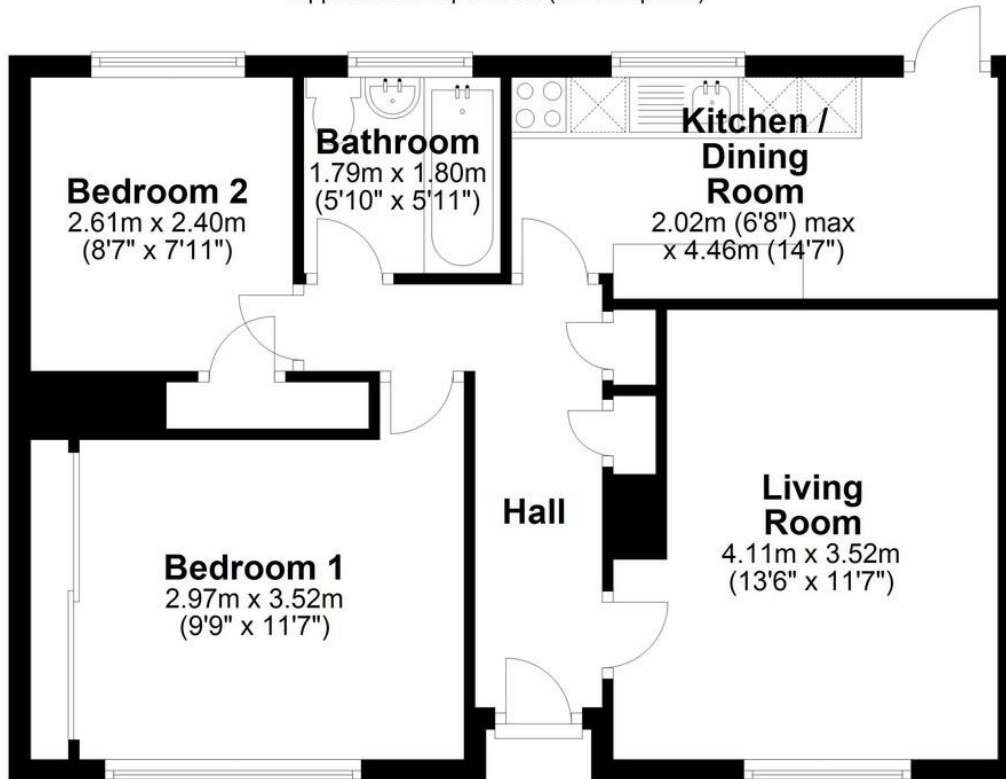
Council tax band - C

---

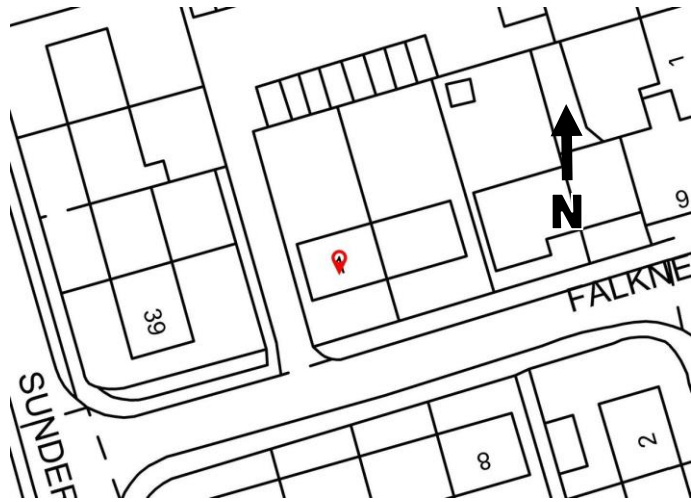


# Floor Plan

Approx. 54.5 sq. metres (587.1 sq. feet)



Total area: approx. 54.5 sq. metres (587.1 sq. feet)



Sawston is one of the largest villages to the near south of the City, situated about 3 miles from the City boundary and around 4 miles from the Addenbrooke's campus. It also gives excellent access to the M11 (J10 3 miles).

There are good cycle routes to the mainline railway station at Whittlesford (1.5 miles) and the science parks at Babraham (2 miles) and Abington (3.5 miles).

The village has a fantastic range of local shops including a small supermarket, various restaurants and takeaways, an excellent modern health centre, primary schools and the high achieving Sawston Village College which has a sports centre, gym and swimming pool that are open to the public.

There is very little need to leave the village for day-to-day living.

COOKE  
CURTIS  
& CO