



Springfield Road, Sawston Cambridge
£325,000 Freehold

**Sharman
Quinney**

Key Features

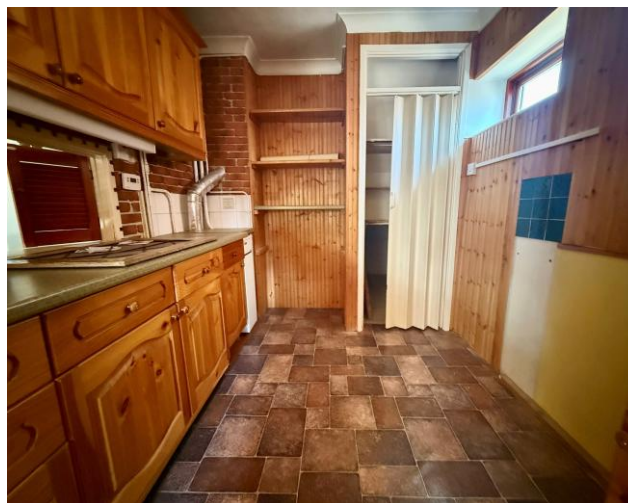


- Peaceful village location
- Excellent transport links
- Spacious living area
- Open plan kitchen / dining
- Three well proportioned bedrooms

Upon entering, you are greeted by a welcoming entrance hall that leads through to a spacious living area, filled with natural light and centred around a feature wood-burning stove. The living room flows seamlessly into the open-plan kitchen and dining area, designed for both everyday family life and entertaining.

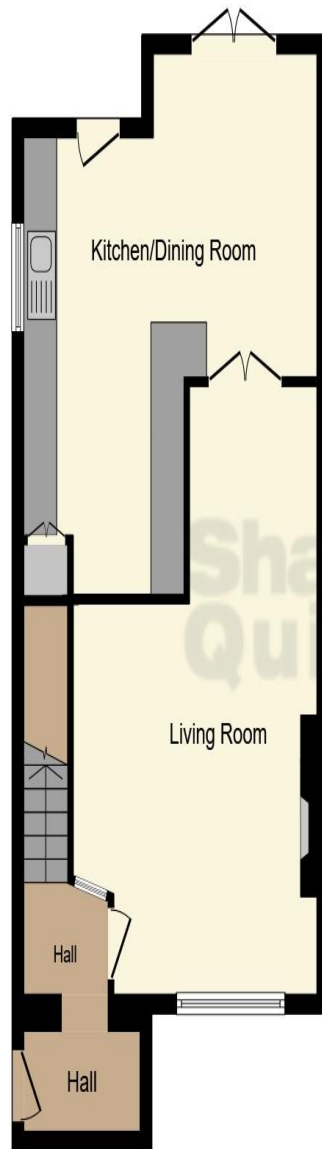
Upstairs, the property offers three well-proportioned bedrooms, each with space for storage and flexibility to suit family needs, guest accommodation, or a home office. A family bathroom completes the first floor.

Outside, the rear garden is fully enclosed and low maintenance, The front garden is laid to lawn and provides access to a single garage and off-road parking, offering both practicality and curb appeal.

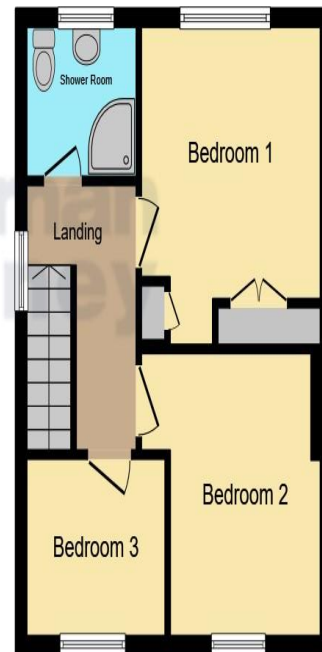


Entrance porch
Entrance hallway
Lounge - 6.71m x 4.08m (22' x 13'5)
Kitchen / dining room - 6.93m max x 5.17m max
(22'9 max x 16'1 max)
First floor landing
Bedroom One - 3.56m x 3.28m (11'8 x 10'9)
Bedroom Two - 3.15m x 3.28m (10'4 x 10'9)
Bedroom Three - 2.17m x 2.45m (7'2 x 8')
Garage - 4.79m x 2.59m (15'9 x 8'6)





Ground Floor



First Floor

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.focalagent.com

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