



Stanley Webb Close, Sawston Cambridge

£340,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Bright and well proportioned living accomodation
- Kitchen / diner with garden access

The property comprises a welcoming entrance hall, leading through to a generous living room, perfect for both relaxing and entertaining. To the rear, a well-proportioned kitchen/dining room provides ample space for family meals and enjoys direct access to the garden. A convenient downstairs WC completes the ground floor.

Upstairs, the property benefits from two spacious double bedrooms, along with a modern family bathroom, all presented in excellent condition.

Externally, the home features a rear garden laid to lawn with a large patio area. To the front, there is a lawned garden and driveway providing off-road parking.

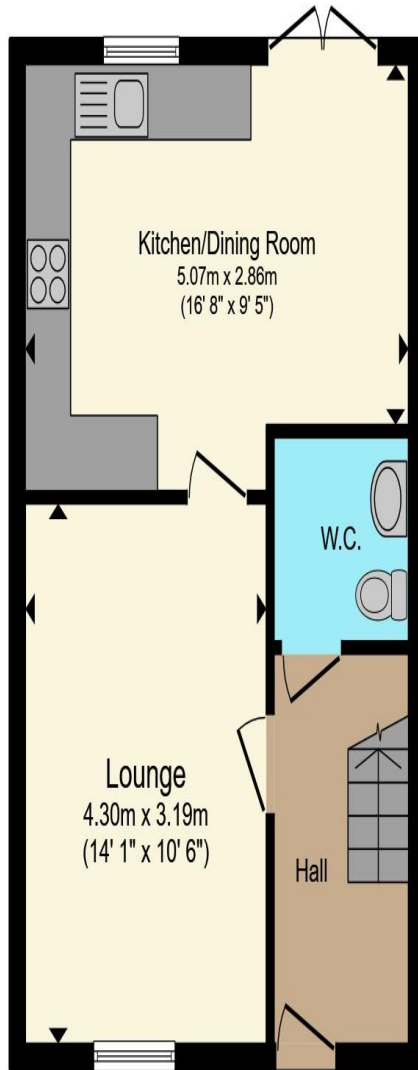
Service charge and maintenance for the cul-de-sac



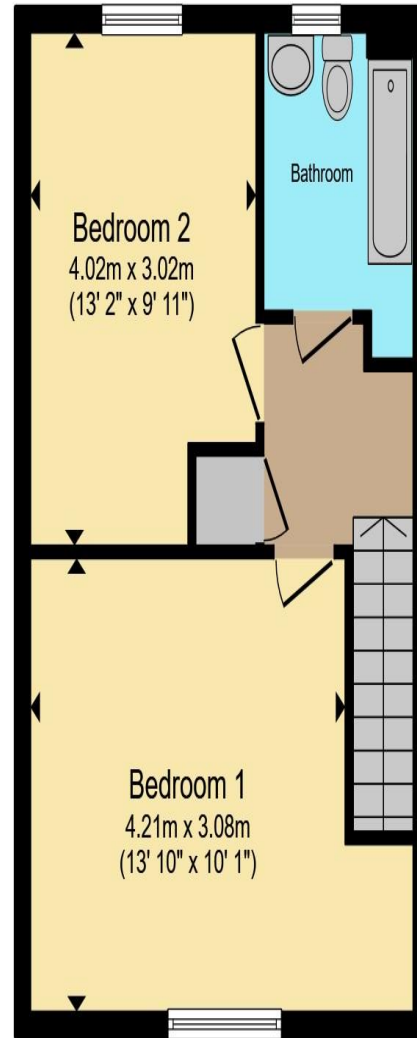
and communal greens areas and verges payable to Metropolitan Ltd £27.43 per month.

Situated in a popular village location to the south of the city, the property is approximately 3 miles from Cambridge city centre and around 4 miles from Addenbrooke's Hospital, offering excellent access for commuters and healthcare professionals alike. The M11 is easily accessible, and there are superb cycle routes to Whittlesford mainline railway station, as well as the nearby science parks at Babraham and Abington.





Ground Floor



First Floor

Total floor area 79.0 m² (850 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
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To view this property call Sharman Quinney on:
01223 844760

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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.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTS103306 - 0002

