



14 Challis Close  
Sawston, CB22 3LT

Guide price £375,000



## 14 Challis Close

Cambridge, CB22 3LT

- EPC - B
- Off street parking
- 762 sqft / 70 sqm
- No chain

A well presented and modern home, benefitting from off-street parking, a private rear garden and being offered with no chain. Situated in a newly built development in Sawston, ideally located just on the edge of the village.

The kitchen features an integrated dishwasher and washing machine. There is also a 4 ring gas hob and oven, with space for a fridge freezer. Additionally there is plenty of storage with the wall and base units. The kitchen is a lovely bright room, which is a theme for the whole property. A downstairs WC also sits off the hallway, with the living room at the end of the entrance hall. This is a space suited to both everyday living and entertaining.

The living room has double doors that open up to the garden, which has a patioed area, well suited to outdoor dining. It includes external sockets, outdoor tap and a bike shed. There is also a driveway that offers off street parking for 2 cars.

Upstairs on the landing is a storage area that houses the water tank. From the landing are the two bedrooms. The master





bedroom is good-sized double room, filled with natural light. Which is fitted with in-built mirrored wardrobes and complete with a modern en-suite. The second bedroom is a well-proportioned double room with space for storage, with views out to the garden.

Sawston is well positioned to the south of Cambridge, just 4 miles from Addenbrookes hospital. It is also within easy access to the M11, A11 and A505. There are good cycle routes to the mainline railway station at Whittlesford (1.5 miles) and the science parks at Babraham and Abington. The village has a fantastic range of local shops including a small supermarket, various restaurants and takeaways, an excellent modern health center, primary schools and Sawston College, which has a sports center and gym.



**Approximate Gross Internal Area 762 sq ft - 70 sq m**

Ground Floor Area 381 sq ft – 35 sq m

First Floor Area 381 sq ft – 35 sq m



**Energy Efficiency Graph**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Tenure: Freehold  
Council tax band: C

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