

LOCATION Swavesey itself has a diverse community with many families opting for its location, due to the successful Primary School and Outstanding Ofsted rated Village College. There is a convenience store with Post Office and a thatched village shop situated in an historic market square, as well as various churches, a coffee shop and a public house serving a wide range of real ales. On the green sits an attractive pavilion, used by the community. Swavesey is also fortunate to have the wonderful RSPB nature reserve with miles of walks along the river and leading to Fen Drayton lakes.



ENTRANCE HALL Doors to kitchen and ground floor WC.

GROUND FLOOR WC Double glazed window to front, WC, hand basin inset to vanity unit with tiled splash back, chrome heated towel rail, tiled floor.

KITCHEN/DINING ROOM 16' 4" x 11' 5" (5m x 3.5m) Double glazed window to front, range of fully fitted wall and base units with drawers under, rolled edge worktop surface over and tiled splash back, stainless steel sink unit with mixer tap, integrated oven with hob and extractor hood over, dishwasher, space for fridge/freezer, plumbing for washing machine, radiator, wall mounted gas boiler, door to inner hall.



INNER HALL Double glazed door to side, double radiator, stairs to first floor, door to living room.

LIVING ROOM 16' 4" x 10' 11" (5m x 3.34m) Double glazed door and full length window to the conservatory, double radiator, inset spotlights to ceiling.



CONSERVATORY 14' 6" x 7' 5" (4.43m x 2.28m) Double glazed and brick built construction, radiator, inset spotlights to ceiling, French doors to the garden.

FIRST FLOOR LANDING Doors to all rooms, double radiator, loft access (boarded), airing cupboard housing hot water tank.

BEDROOM ONE 16' 4" x 8' 6" (5m x 2.6m) Double glazed window to front, radiator.

BEDROOM TWO 8' 11" x 8' 3" (2.72m x 2.52m) Double glazed window to rear, radiator.

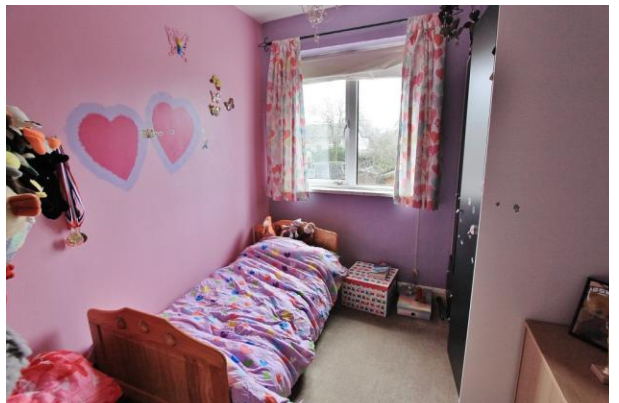
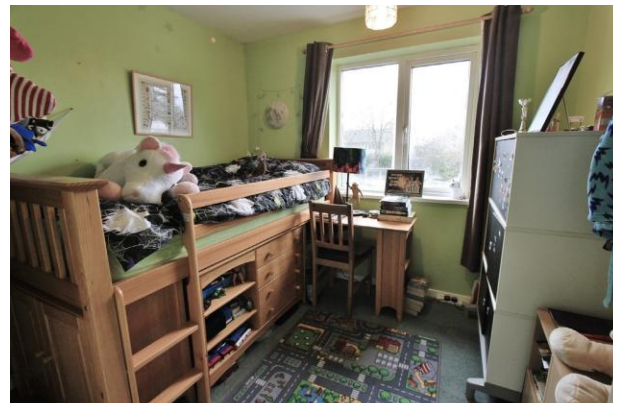


BEDROOM THREE 8' 3" x 7' 1" (2.52m x 2.18m) Double glazed window to rear, radiator.

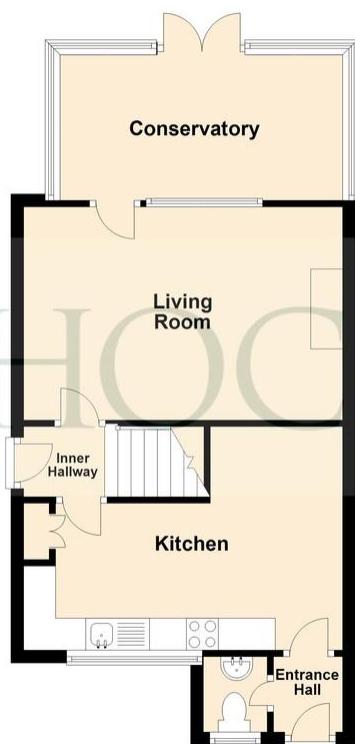
BATHROOM Obscured double glazed window to side, WC, hand basin, bath with tiled splash back and electric shower over, chrome heated towel rail, mirror fronted wall mounted cabinet.

GARDEN AND PARKING To the front of the property is a block paved driveway which provides off road parking and a gated access leads to the side of the property, a shed and gated access to the rear garden. To the rear of the property is a lawned garden, with fencing to the boundaries, a patio area with outside tap.

SUMMER HOUSE 11' 8" x 11' 7" (3.57m x 3.54m) Summer house which has power and light connection and currently this is used as an office.



Ground Floor



First Floor



40 Priory avenue

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40 Priory Avenue, Swavesey, Cambridge,
CB24 4RY

£290,000 Freehold

An ideal family home, situated a short walk to the many amenities offered within the most sought after village. The property is located within a cul de sac, has the advantage of an open plan kitchen/diner, spacious living room, modern bathroom, with three bedrooms and a conservatory offers a useful additional room. With a south facing garden and timber summer house, ideal for use as an office.



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