

**Sharman
Quinney**

Key Features

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- No onwards chain
- Driveway parking
- Generous rear garden
- Large living room
- Bright conservatory



This well-presented 3-bedroom property offers comfortable living with a generous indoor and outdoor space. Inside you're welcomed by a large lounge / living area, perfect for everyday living. A bright conservatory extends the living space and brings the outdoors in, while the generous kitchen offers plenty of room for cooking and storage. Upstairs, you'll find three comfortable Bedrooms, all of which offer generous proportions. The master bedroom is particularly spacious, with a built-in storage unit to keep your space organized and clutter free. The additional bedrooms are versatile and ideal for children, guests, or a home office. The layout ensures privacy and comfort, with each room offering plenty of natural light. The village of Waterbeach consists of village amenities, you'll find a convenience store, GP surgery, pharmacy and local pubs and cafés. The Railway connections are also fantastic, offering direct trains to London Kings cross in about an hour - ideal for commuters and working professionals. Cambridge is just one stop away. This is a great opportunity to enjoy a well-connected village lifestyle, with everything Waterbeach has to offer right on your doorstep, it's a home that truly delivers on both convenience and charm.





Ground Floor



First Floor

Lounge / living area - 3.80m x 3.60m / 12'4 x 11'8
 Kitchen - 2.60m x 3.30m / 8'5 x 10'8
 Bathroom - 2.60m x 1.30m / 8'5 x 4'2
 Conservatory - 4.70m x 2.60m / 15'4 x 8'5
 Bedroom one - 3.80m x 2.90m / 12'4 x 9'5
 Bedroom two - 3.30m x 2.39m / 10'8 x 7'8
 Bedroom three - 2.60m x 2.30m

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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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.

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