



Heron Walk, Waterbeach Cambridge  
**£350,000** **Freehold**

**Sharman  
Quinney**



# Key Features

 2  1  C  B

- Semi detached
- Enclosed rear garden
- Allocated parking for two vehicles
- Spacious lounge
- Kitchen/diner



The home opens into a welcoming hallway, on the righthand side you will find a spacious and light-filled lounge. This comfortable living area benefits from plenty of natural light enhancing the sense of space and warmth. With ample room for seating and a thoughtful layout, it's the ideal spot to relax and entertain guests.

To the rear, the property boasts a well-designed kitchen/diner, complete with contemporary fitted units, generous worktop space, and room for a dining table. French doors open directly onto a secure, enclosed rear garden, making it ideal for entertaining or enjoying quiet outdoor moments. The downstairs is complete with a modern downstairs WC providing convenience.

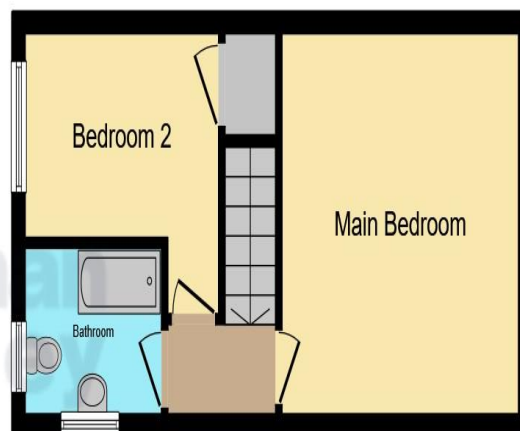
Upstairs the property benefits from two good-sized bedrooms, each offering plenty of natural light, space for storage, and a stylish family bathroom. The master bedroom is particularly spacious, comfortably accommodating a king-sized bed with additional space for wardrobes, drawers, and even a dressing area or desk. The second bedroom is also a generous size, ideal as a guest room, nursery, or home office, offering flexibility to suit a variety of needs.

Ideally positioned close to local amenities, well-regarded schools, and Waterbeach railway station, this home combines village charm with excellent access to Cambridge, the A10, and surrounding areas. A fantastic opportunity for first-time buyers, professionals, or home movers.





**Ground Floor**



**First Floor**

#### Ground Floor

Kitchen/Dining Room - 3.73m x 3.54m

Living Room - 3.73m x 3.54m

WC - 0.8m x 1.72m

#### First Floor -

Bedroom 1 - 3.73m x 3.51m

Bedroom 2 - 3.15m x 2.66m

Bathroom - 2.15m x 1.57m

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](http://www.focalagent.com)

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