



Heron Walk

+44 (0) 1223 508050

lettings@cookecurtis.co.uk

www.cookecurtis.co.uk

A 4/5 bedroom detached home, in a highly desirable modern development with driveway parking, garage and large enclosed garden. Offering spacious and versatile living accommodation, this home is perfect for families wishing to be a short, commutable distance away from Cambridge. The village has a train station offers regular links to London and further afield, as well as local amenities such as village shop and post office, pharmacy, multiple pubs and restaurants.

£2,150 pcm

Heron Walk, Cambridge,  
CB25 9BZ



The property is approached via the front garden, which is a mix of lawn and mature shrubbery. To the side of the property is the driveway parking, big enough for two cars and the garage, which has an up and over door and power connection.

Entering the property, there is a spacious downstairs hallway and WC/ cloak room just off. To the left is the lounge, which is generously sized and complete with an electric feature fireplace. There is engineered oak flooring and double UPVC doors lead to the garden.

Interconnecting with the lounge, is the contemporary kitchen which has been fitted with sleek gloss wall and base units and stylish grey worktop over. There is plenty of space for a large kitchen table. Another set of doors lead to the garden, which allows the property to offer the best of inside and outside living. Appliances include hob and electric oven with extractor over. The uniform utility room partitioned by only a wall, offers space for a washer / dryer and additional storage. There is external side access to the driveway parking.

Completing the downstairs living accommodation is a final reception room, that could be used as a dining room, home office, playroom or even additional guest bedroom.

Stairs rise to the first floor, where there are four bedrooms. Two of the bedrooms have integrated fitted storage and the principal room connects to its own ensuite, fitted with, WC, hand basin and enclosed shower. There is also a main family bathroom, which has the same style WC, bidet, hand basin and bath and shower over. There is also a towel rail and mirrored medicine cabinet.

Outside, the rear garden is fully enclosed and has undergone significant landscaping and improvement. This gives a tranquil space for entertainment, relaxation and dining during the summer, perhaps by making use of the included pizza oven. The garden is mainly laid to lawn and a patio walkway surrounds the front and side perimeter. There is a mix of planters and a stylish corner seating area and patio. The side gate gives access to the driveway, you can also enter the garage via a side door.

Available now. Video tour available.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

Uk power networks suggest the electricity is currently supplied by: British gas  
Find my supplier suggest the gas is currently supplied by: British gas  
Ofcom suggests the maximum broadband speed is: 1000mbps  
Gov.uk suggests the property has not flooded, in the last 5 years.

The property has a shared access easement, for the driveway with the neighbouring property.







118sqm / 1270sqft

---

4 / 5 bed, 2 bath, 2 recep

---

EPC - C / 78

---

Council tax band - E

---

Gas central heating

---

Driveway and garage parking

---

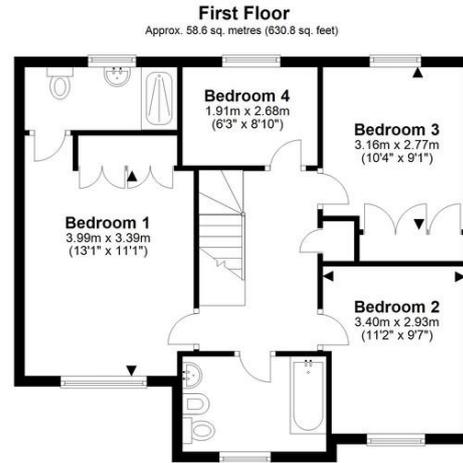
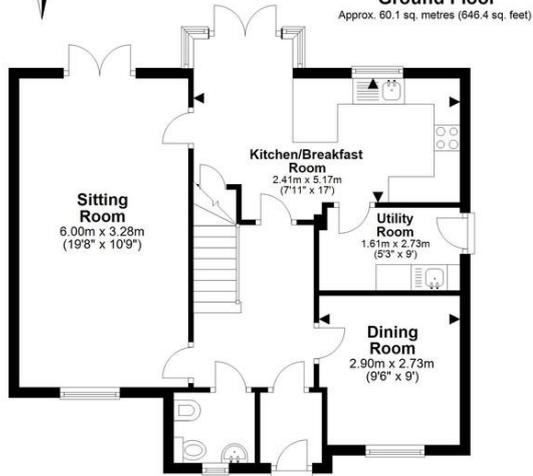
Large garden

---

Available now

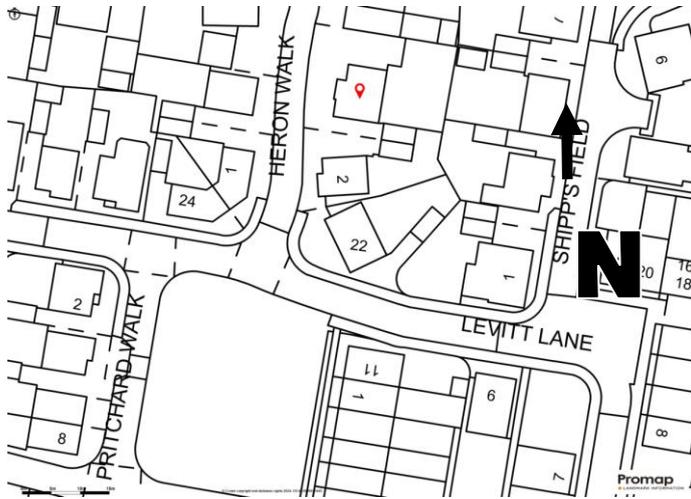
---





Total area: approx. 118.7 sq. metres (1277.2 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
Plan produced using PlanUp.



Waterbeach is a popular village lying on the banks of the River Cam surrounded by glorious open countryside over which there are some fine walks. The village is situated just 6 miles north of Cambridge and can be approached either via a leisurely drive through Fen Ditton and Horningsea, or more speedily via the A10. The village enjoys excellent facilities and has a bustling centre set around an attractive village green. Here you will find a good range of local shops, pubs and take away restaurants, nearby in Milton there is a superstore and a broader range of facilities. There is a good bus service and the railway station is a most useful asset to the village, providing direct links to Cambridge and London which can be reached in around an hour. Waterbeach is also conveniently positioned for access to The Cambridge Science Park and Milton Country Park.

COOKE  
CURTIS  
& CO