



52 Way Lane, Waterbeach  
Cambridge, CB25 9NQ

**Guide price £525,000**

## 52 Way Lane

Waterbeach, CB25 9NQ

- 4 bedrooms
- Non- estate position
- Generous plot

A spacious four-bedroom detached bungalow situated in a non estate position and boasting an impressive plot with potential for extending the existing property or possible re-development (subject to the necessary consents) with a driveway and garage.

The accommodation is generous and although in need of refurbishment is well laid out to include off of the main entrance hall a large living/dining room with triple aspect and patio doors leading to the garden.

The kitchen/breakfast room is a good size and connects to a sun room again with direct access to the gardens . The kitchen is well-fitted with the original units and there is a useful pantry cupboard and further utility cupboard.

Off of the inner hallway are 4 bedrooms, three of which are doubles with built in wardrobes and a further single. There is a shower room and a separate cloakroom with WC.

The property is approached via a large driveway with ample parking leading to a garage at the side of the property with a metal up and over door. There is a work shop behind the garage and gated side





access. The rear gardens are a particularly special feature and are beautifully maintained with well stocked flower and shrub borders and mature trees. Beyond the main garden is an additional piece of land which surrounding properties have developed, potentially supporting an application for a similar development subject to consents.

SatNav: CB25 9NQ

What3Words: ///prepped.results.brittle



## Floor Plan



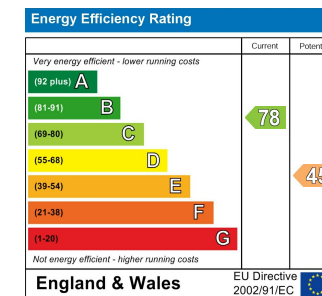
## Area Map



Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: E

## Energy Efficiency Graph



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