



26 Cattells Lane
Cambridge, CB25 9NH

Guide price £500,000

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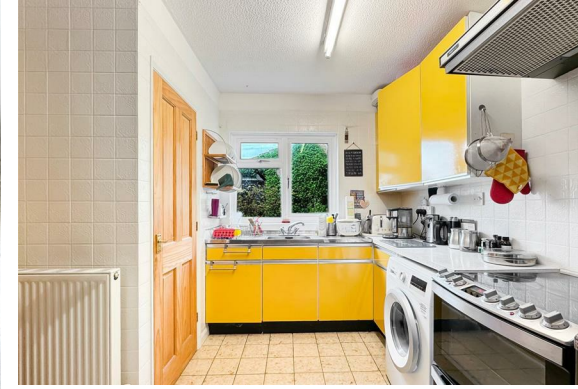
- Spacious accommodation
- Three double bedrooms
- Studio/home office
- Garage and parking
- Potential for extending/ Re-development (subject to the necessary consents)

A spacious, particularly versatile and non-estate, three-bedroom link detached bungalow of nearly 1450 sq. ft, with a driveway, garage and a good-sized garden.

The accommodation is well-planned and thoughtfully laid out. The living spaces are bright and include a large living room with two sets of sliding patio doors overlooking the garden, the dining room is a good size and connects the kitchen and living room. The kitchen/breakfast room is well-fitted with the original units and overlooks the front garden. The entrance hall is a good size and has a cloakroom and WC. The bedrooms are all accessed from an inner hallway and all three are double rooms and have fitted cupboards too. There is a well-appointed wetroom and WC.

The property has gas central heating and is double-glazed throughout.

The property is approached via a driveway with parking for two vehicles and there is a garage. The front garden is a good size



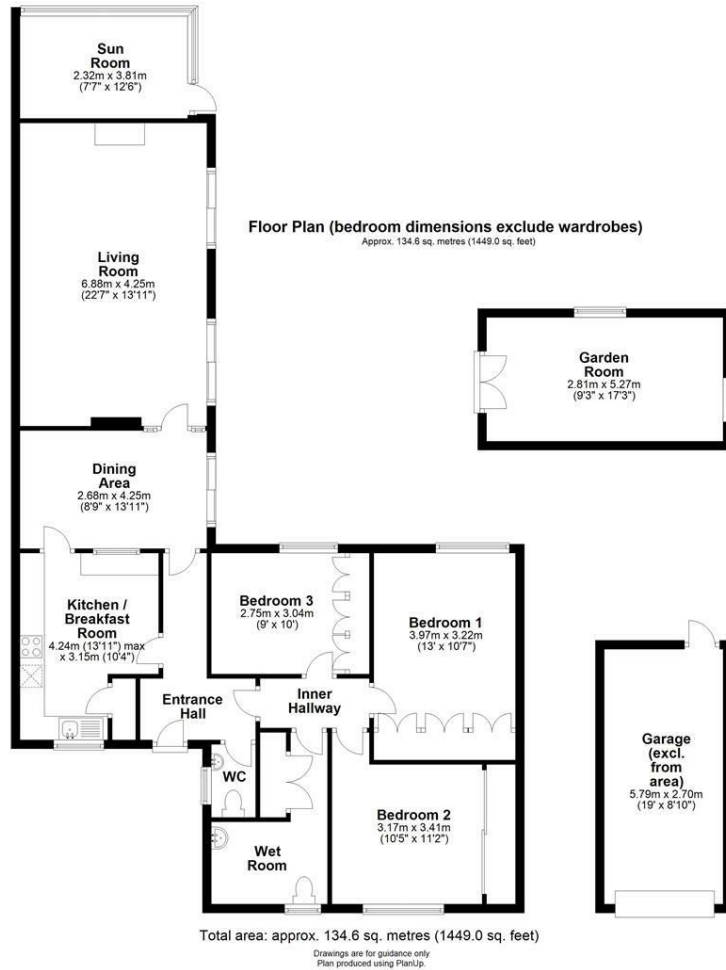


and has well-stocked flower and shrub borders. There is gated side access which leads to the rear. The rear garden is enclosed and private. There is a garden studio which is currently being used as an office and a further sun room (currently used as an artist's studio) adjoins the rear of the property. There is a gate providing access to Camps Close at the rear.

Waterbeach is a popular and thriving village, at its centre is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge Science Park and the City, all of which are under 4 miles away. Waterbeach also has a railway station, which makes the village extremely popular with those needing to commute to London. SAT NAV: CB25 9NH What3Words:///latches.rocky.lunge



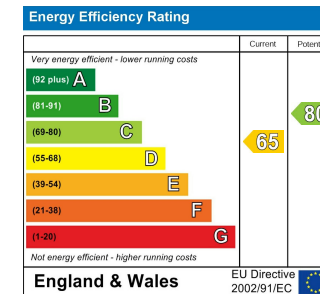
Floor Plan



Area Map



Energy Efficiency Graph



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

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