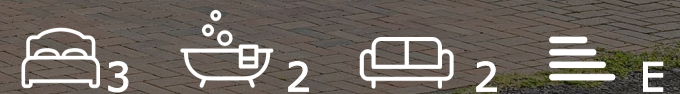




18 Payton Way  
Cambridge, CB25 9NS

Guide price £575,000



## 18 Payton Way

Waterbeach, CB25 9NS

- Detached house in a quiet position
- Refitted kitchen and bathroom
- Large garden

A detached house of about 1250 sq. ft with extended accommodation and clever alterations creating versatile family space, with a large garden and in a quiet cul-de-sac.

This modern family home was originally four bedrooms but has been altered to create three good-sized bedrooms and a large bathroom, the ground floor has been extended and changed to create an open-plan kitchen/dining room and two good-sized living rooms.

The front living room has a gas fire and is ideal as a second sitting room or large home office, the main living room has a dual aspect including bi-fold doors to the garden. The kitchen/dining room has been opened up and refitted. It has solid wood worktops and a butler sink, as well as integrated appliances and doors to the garden. There is also a hallway and cloakroom. The ground floor has attractive bamboo flooring.

Upstairs there are now three double bedrooms, one with a small walk-in wardrobe and another with fitted cupboards. The bathroom is a real feature, refitted with a bath,



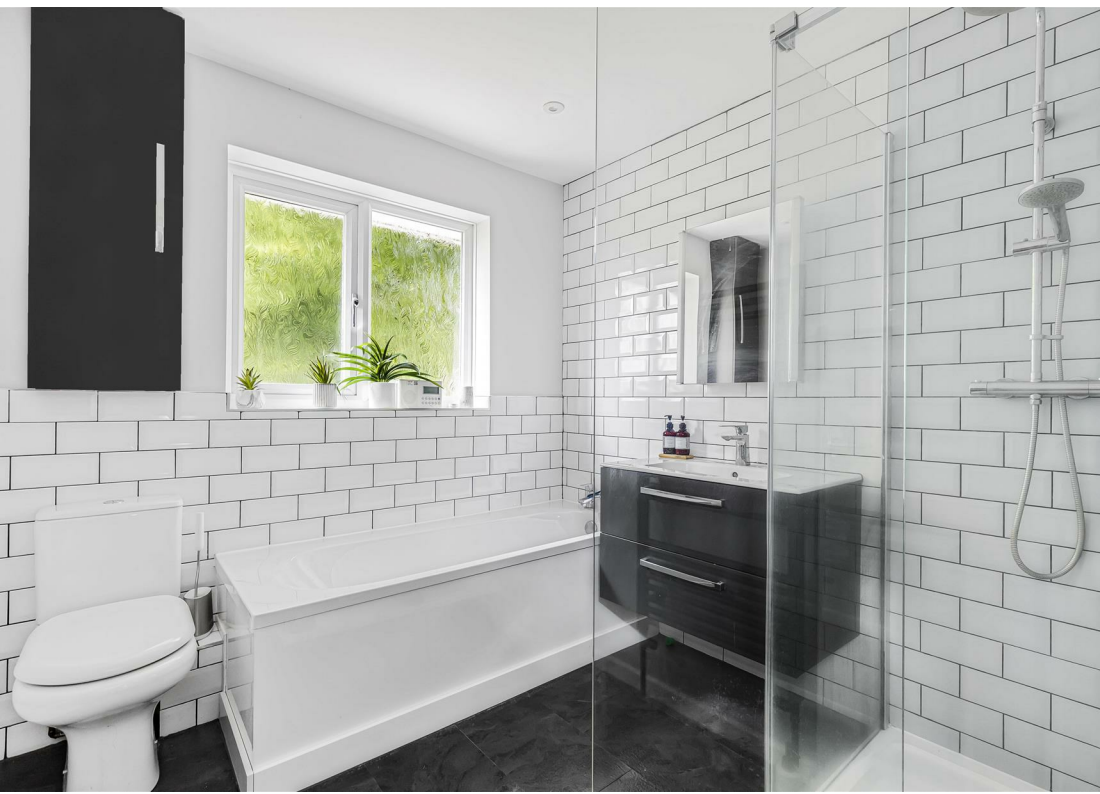


separate shower, vanity basin, attractive tiling and a towel rail.

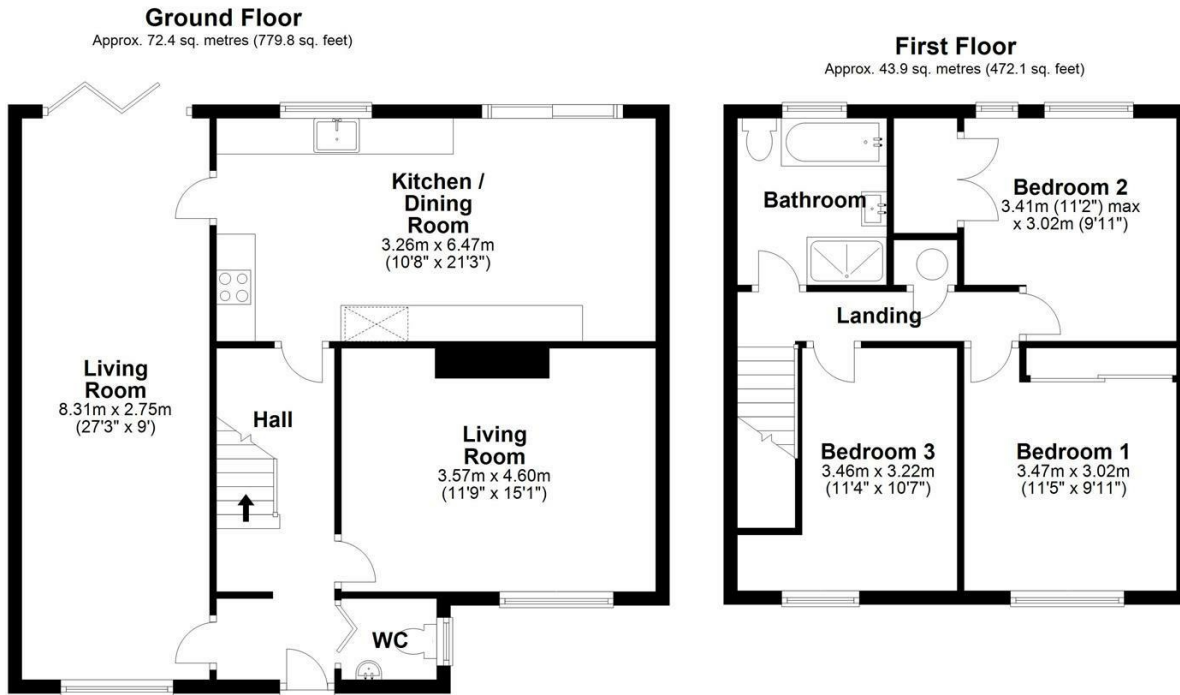
The house has double glazing, gas central heating and a car charging point.

Outside, at the front, there is a driveway and the garden has also been block-paved for parking. Side access leads to the rear garden which is a good size and has a wonderful beech tree. There is a large deck adjoining the back of the house, lawned areas and beds. The garden is fenced on both sides and walled on the rear boundary.

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 9NS What3Words: ///doses.haircuts.removers



## Floor Plan



Total area: approx. 116.3 sq. metres (1251.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

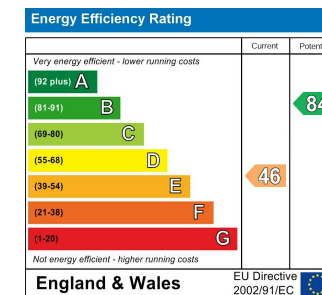
Please contact our Waterbeach Office on 01223 949444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: E

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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