



TOYNBEE
ESTD 1954

73 Winfold Road
Waterbeach, CB25 9QF

Guide price £400,000



73 Winfold Road

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- Detached property
- Integrated garage
- Large garden
- Residential location

A 3-bedroom detached property, with off-road parking and a large, enclosed garden, tucked away in a quiet residential location in the wonderful village of Waterbeach.

Offering 900sqft of accommodation, 73 Winfold Road will make an excellent family home. On the ground floor, there is a downstairs cloakroom and entrance hall that leads into the open plan living/dining room, which is dual aspect and spans the depth of the property. The living space at the front is a good size and there is plenty of space for a dining table and chairs towards the back, which overlooks the patio and garden beyond via sliding doors.

The kitchen has refitted worktops and cabinet doors, which provide a clever use of space, with lots of storage, including a pantry cupboard, and an integrated single oven and gas hob. There is also a separate, unusually large, utility area, providing excellent additional storage, space for laundry appliances and access to the garden and the single garage.





Upstairs there are 3 bedrooms and the family bathroom. The primary bedroom is a good-sized double with views over the rear garden and further benefits from an en-suite shower room. There is another double bedroom, with integrated storage, and a further large single, again with a storage cupboard. The family bathroom has a bath, shower over bath, wc and basin.

The property has double glazing throughout and gas central heating. There is an integrated single garage providing ample additional storage, with an off-road parking space to the front.

The rear garden is a really good size and provides for a patio area perfect for outside dining and large lawn area surrounded by mature bushes and trees, offering excellent privacy.

Winfold Road is a quiet residential street accessed from Denny End Road. Waterbeach itself is a popular and thriving village, at its center is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities, 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 and Cambridge. SatNav: CB25 9QF What3words: ///steer.filled.starfish



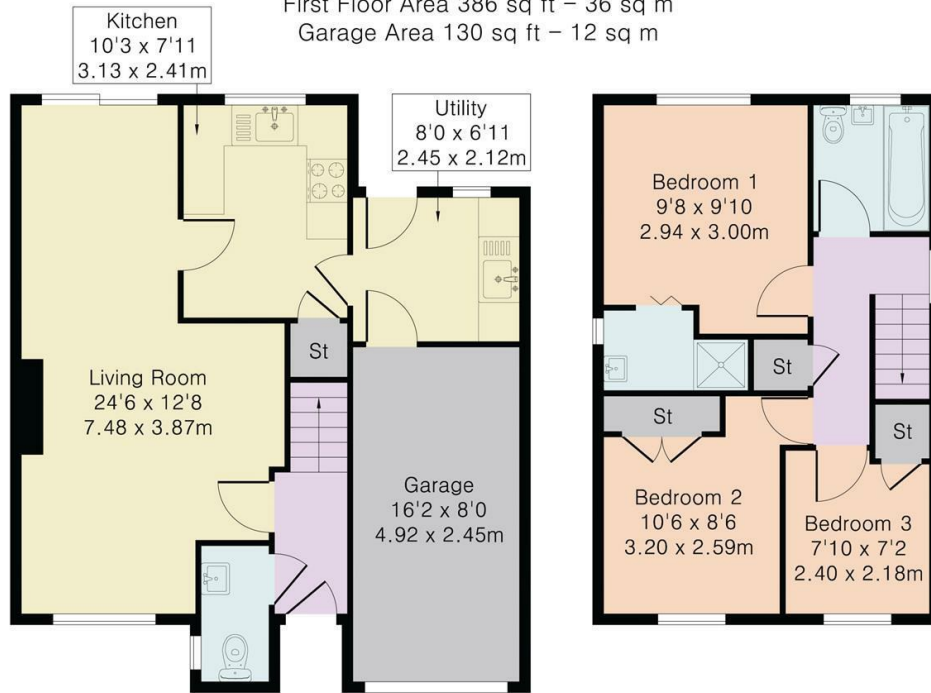
Floor Plan

Approximate Gross Internal Area 970 sq ft - 90 sq m

Ground Floor Area 454 sq ft – 42 sq m

First Floor Area 386 sq ft – 36 sq m

Garage Area 130 sq ft – 12 sq m



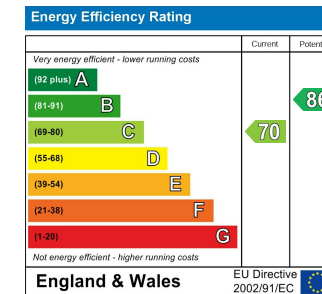
Ground Floor

First Floor

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: D

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