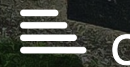




40 Capper Road  
Waterbeach, CB25 9LY

**Guide price £365,000**





## 40 Capper Road

Waterbeach, CB25 9LY

- Semi-detached property on generous plot
- 2 Double bedrooms
- Playroom/Snug
- Large Garden

A bright and spacious 2-bedroom semi-detached house with an enclosed rear garden, occupying a generous plot in this popular residential development.

The accommodation comprises on the ground floor, an entrance hall with a large storage cupboard and stairs to the first floor. Beyond the entrance hall is a spacious living area with a gas fire and glazed doors leading to a patio and garden. The kitchen/dining room enjoys a triple aspect and is fitted with wall and base units with work surfaces over and a stainless steel sink with mixer tap and drainer. There is space for a washing machine, dishwasher and a full-height fridge/freezer. There is an integrated waist-height AEG oven and grill, and an inset 5-ring gas hob with extractor hood above. Off the kitchen is a playroom/snug with access to the rear garden.

On the first floor, the landing has two large storage cupboards and leads to two double bedrooms, the master bedroom is particularly spacious and has a







pleasant view of the garden. Bedroom two has a fitted wardrobe and also overlooks the garden. The family bathroom comprises a bath with a shower over, WC, and a hand wash basin. There is a heated towel rail and a window to the front aspect.

Outside; the property is approached via a paved pathway leading to the front door, with planted borders and a garden area to the side. The rear garden is a great size and is mainly laid to lawn with raised beds and stocked borders. There is a paved patio adjoining the property and a useful timber shed.

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 and Cambridge. SatNav: CB25 9LY What3Words: ///bluffing.alleges.templates



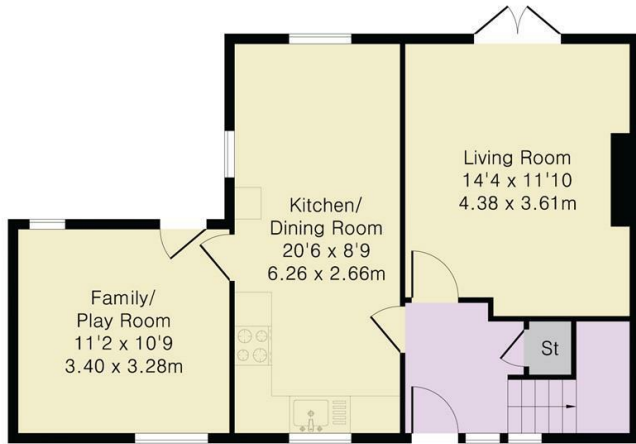


## Floor Plan

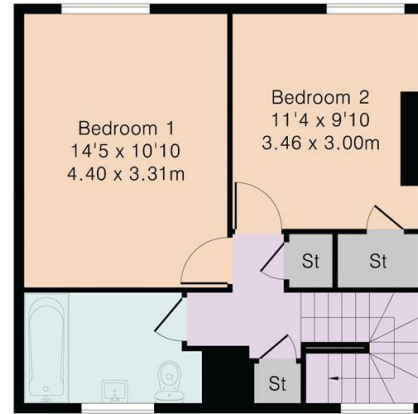
**Approximate Gross Internal Area 979 sq ft - 91 sq m**

Ground Floor Area 551 sq ft – 51 sq m

First Floor Area 428 sq ft – 40 sq m

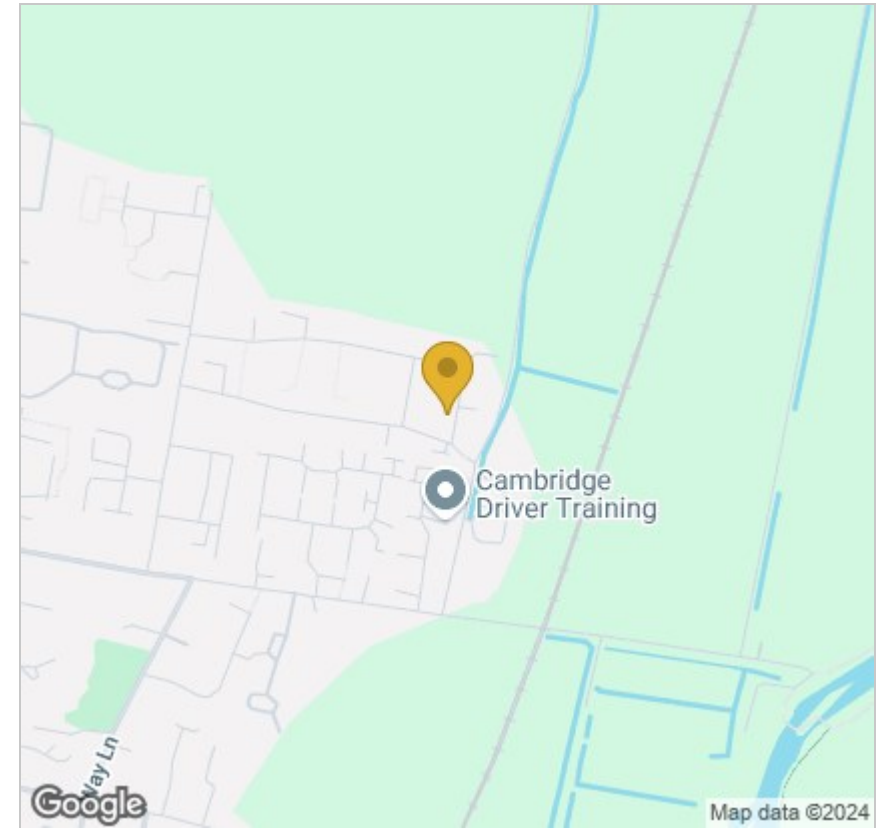


Ground Floor

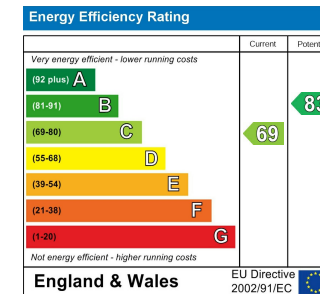


First Floor

## 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: B

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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