

 GRAY
TOYNBEE



32 Harvey Way
Waterbeach, CB25 9GJ

Guide price £365,000



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- No onward chain
- Good size garden
- Off road parking
- Water Softener
- Solar Panels

A wonderfully presented 3 bedroom, semi-detached property, with off-road parking and a generous garden, located in a quiet residential area in the desirable village of Waterbeach.

The property makes a superb modern, family home. There is an entrance lobby with space for coats and shoes and access to the downstairs cloakroom. From the entrance lobby is the open plan, living/kitchen and dining area with a set of doors to the garden. There is additional storage under the stairs.

From the living area is a well-equipped and contemporary kitchen. There is a range of low and high-level cabinetry and high-specification appliances including an integrated double oven and a dishwasher. There is also an integrated washing machine. The kitchen area leads to a space for a dining table which enjoys views over the garden.

Upstairs there are three bedrooms and a family bathroom. The primary bedroom is a good-sized double room with built-in





wardrobes. Of the two further bedrooms, one is a double, again with fitted wardrobes and the other a large single, perfect for a nursery or additional home office.

Externally the rear garden is a great size and is laid to lawn with a small patio area. Gated side access leads to a block-paved driveway with off-road parking for two cars.

Agents notes; There is a service charge of approximately £350 per annum to contribute towards the costs of the upkeep of the communal areas.

Waterbeach 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 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 easy access to the City and those commuting to London. WhatThreeWords: [///websites.resonates.valuables](https://www.what3words.com/@@@websites.resonates.valuables) Sat Nav: CB25 9GJ

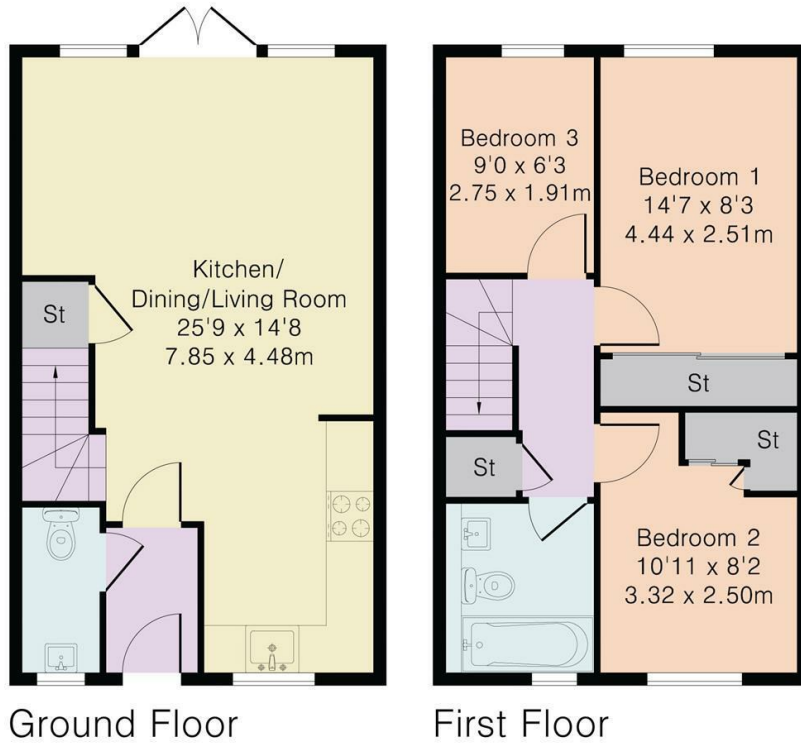


Floor Plan

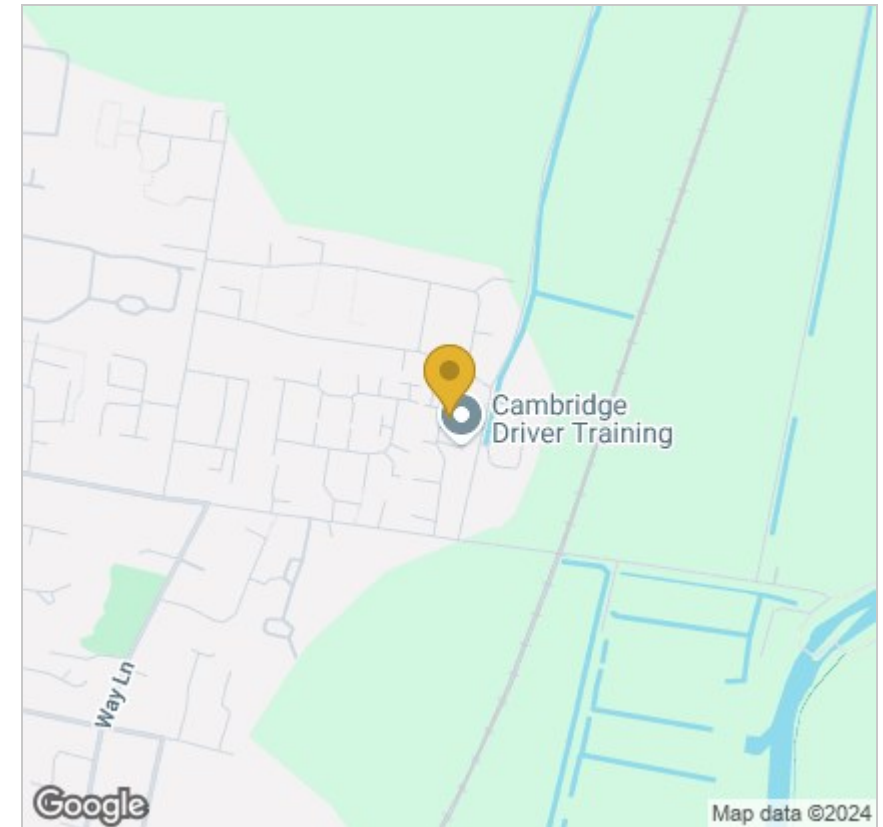
Approximate Gross Internal Area 758 sq ft - 70 sq m

Ground Floor Area 379 sq ft – 35 sq m

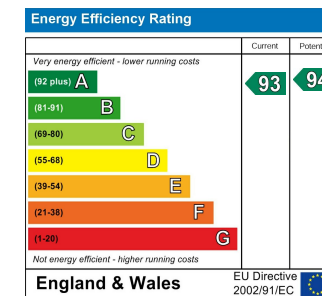
First Floor Area 379 sq ft – 35 sq m



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: C

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Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

