



104 Way Lane
Cambridge, CB25 9NQ

Guide price £365,000

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- Beautiful character property
- Generous Garden
- Driveway
- Boiler installed 2023
- Sash windows fitted 2024
- Convenient for the train station

A beautifully presented two-bedroom end-of-terrace period cottage with a large enclosed rear garden and driveway, situated in a non-estate position within walking distance of the local amenities and convenient reach of the train station.

The accommodation has been tastefully updated by the current owners and comprises on entering, a cosy living room with exposed wooden floorboards and a stunning feature cast iron fireplace with a decorative tiled hearth. There is a bespoke fitted cupboard with shelving above.

The living room leads through to the dining room which has direct access to the terrace via a contemporary industrial-style glazed door that allows natural light to flood in, and there is further storage both under the stairs and bespoke cupboards built into the recess.

The kitchen is stylish and elegantly designed with high-quality fitted wall and base units with integrated appliances including a dishwasher and double oven with an induction hob. There is a deep ceramic butler sink with a mixer tap set into stone





quartz work surfaces and beautiful porcelain tiles that continue to the bathroom.

The bathroom is tasteful with a roll-top bath and wall-mounted taps with both a header shower and a handheld directional shower. A base cabinet, matching the kitchen, houses an integrated washing machine.

On the first floor, there is a landing with access to a loft space with a drop-down ladder. There are two double bedrooms and the master bedroom has bespoke fitted wardrobes.

At the front, there is a small graveled garden enclosed by railings. To the side of the property is a graveled driveway with parking for two cars, and gated access leads to a generous rear garden which is beautifully maintained with a large paved Indian sandstone terrace leading to lawn. There is also a useful timber shed.

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. Sat Nav: CB25 9NQ
What3Words: ///march.noisy.scrub

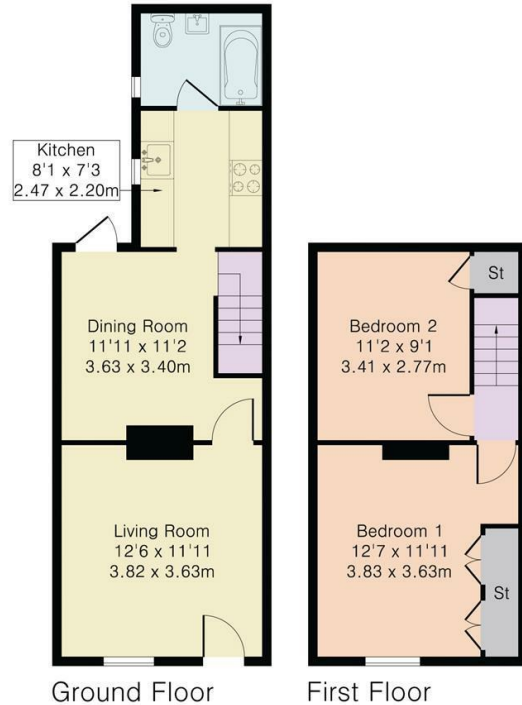


Floor Plan

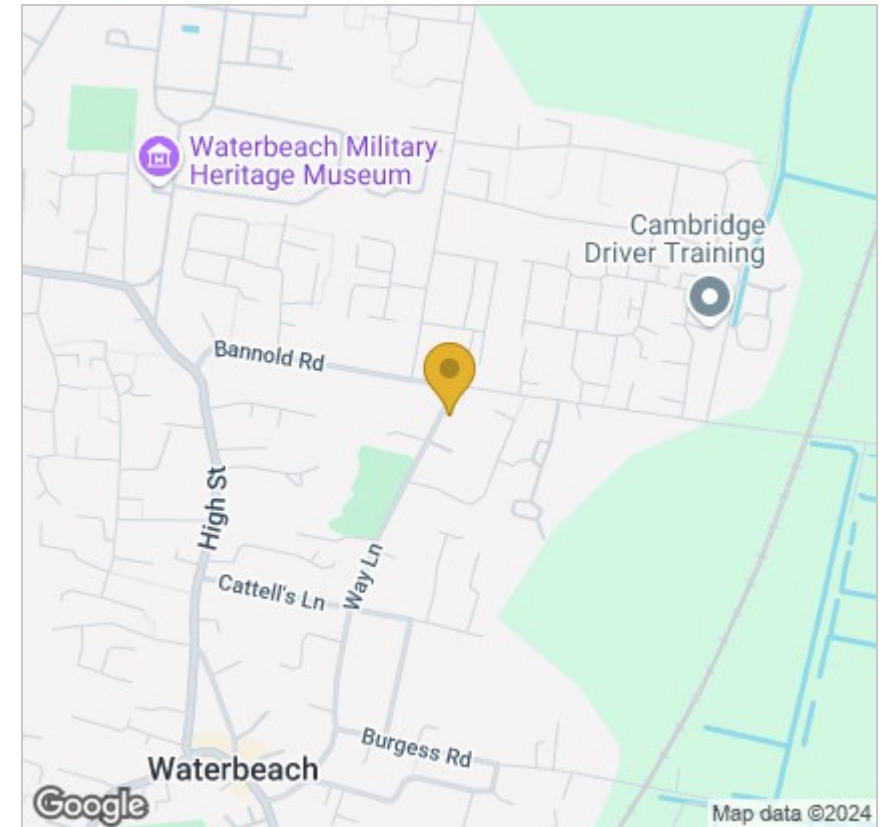
Approximate Gross Internal Area 674 sq ft - 63 sq m

Ground Floor Area 388 sq ft – 36 sq m

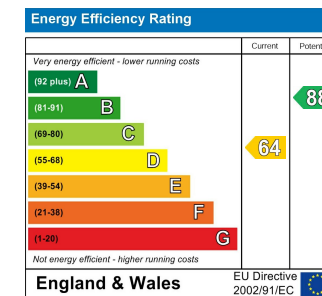
First Floor Area 286 sq ft – 27 sq m



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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