

4 St. Johns Close
Waterbeach, CB25 9HL

Guide price £375,000



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- 3 double bedrooms
- 2 bathrooms
- Garage and garden
- Walking distance of the train station and amenities

A well-presented 3-bedroom mid-terrace property offering bright and spacious accommodation with a garage and parking, conveniently situated within walking distance of the station and village amenities.

On the ground floor is a spacious entrance hall with bespoke storage under the stairs and a separate cupboard with fitted shelves and a cloakroom. Off the hallway, the kitchen is fitted with modern wall and base units with solid wood work surfaces, there is a ceramic butler sink and white goods, including a dishwasher, washing machine and oven with induction hob. There is space for a fridge/freezer and breakfast table.

The garden can be accessed via patio doors from the living/dining room which is bright and spacious.

On the first floor, there is a landing leading to three bedrooms, two of which are doubles with the master bedroom being particularly impressive with a vaulted ceiling and fitted wardrobes and an ensuite shower room. There is a family bathroom





with a bath and a shower over, a WC and a hand wash basin.

Outside is an attractive enclosed rear garden which is laid to astro turf with shrub borders for low maintenance and there is a patio providing space for a garden table and chairs. There is gated rear access to a garage en bloc.

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 to commute to London and Cambridge.

SatNav: CB25 9HL

What3words: ///stub.verifying.wipe



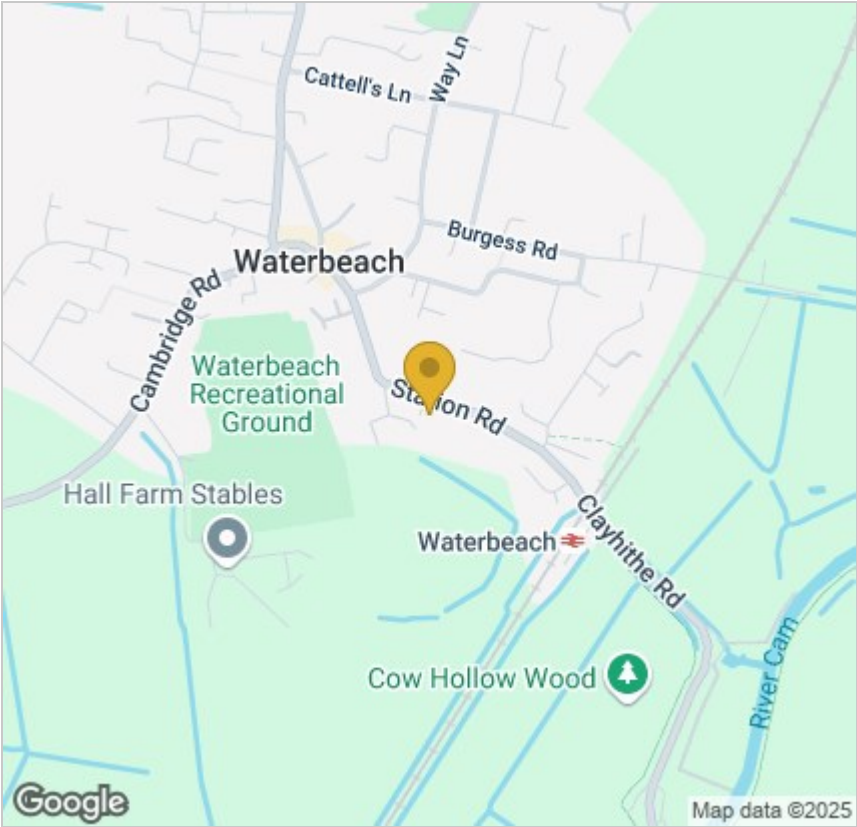
Floor Plan

Approximate Gross Internal Area 1075 sq ft - 100 sq m

Ground Floor Area 473 sq ft – 44 sq m
First Floor Area 482 sq ft – 45 sq m
Garage Area 120 sq ft – 11 sq m



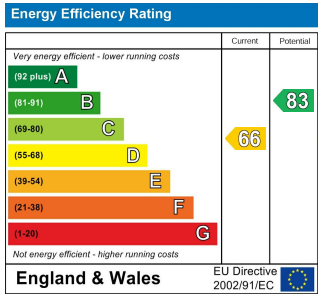
Area Map



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

Energy Efficiency Graph



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