



44 Cambridge Road
Waterbeach, CB25 9NJ

Guide price £585,000



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- Detached property with generous gardens
- 4 Bedrooms
- 3 Reception rooms

A spacious and versatile four-bedroom detached property, situated in a non-estate position and benefiting from a generous garden with a driveway and carport.

This family home boasts lots of potential for further improvement or reconfiguration and there is currently proposed planning for the erection of a single-storey side extension to create a garage and new carport, and additional single-storey side and rear extensions.

On the ground floor is an entrance hallway with a cloakroom, and this in turn leads to the living room which benefits from a wood-burning stove and is light and spacious and opens onto the dining room. The kitchen/breakfast room is fitted with base units with additional storage cupboards and there is a fitted range cooker and space for white goods. The utility room has a door leading to the garden and there is space and plumbing for a washing machine and dryer and an American-style fridge/freezer.

A spacious garden room has access to a large terrace via a set of doors, there is also a





separate cosy snug which could be used as a study or playroom.

On the first floor, the Master bedroom overlooks the garden and has an en-suite shower room. There are also three further bedrooms and a family bathroom.

The property is approached via a driveway with parking for at least two cars, side access leads to the rear garden which is an impressive size and mainly laid to lawn with a large terrace adjoining the property. There are two useful workshops.

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 9NJ What3Words: ///grins.slips.question

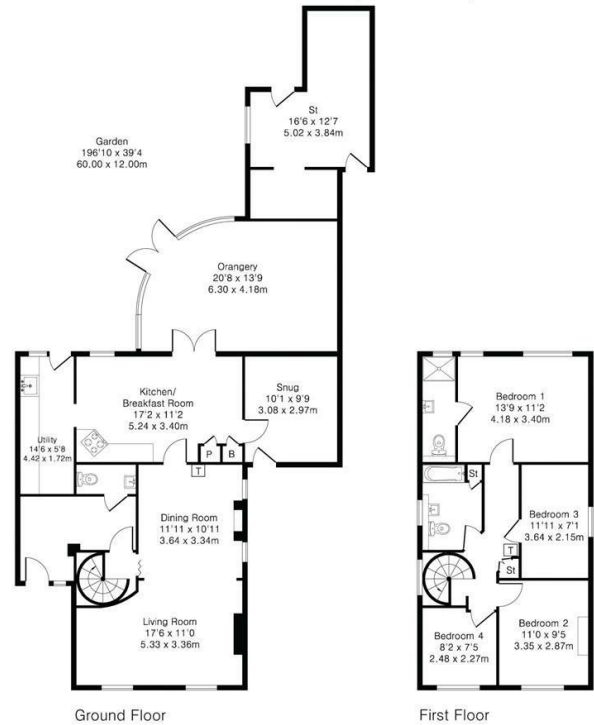


Floor Plan

Approximate Gross Internal Area 1945 sq ft - 180 sq m

Ground Floor Area 1339 sq ft – 124 sq m

First Floor Area 606 sq ft – 56 sq m



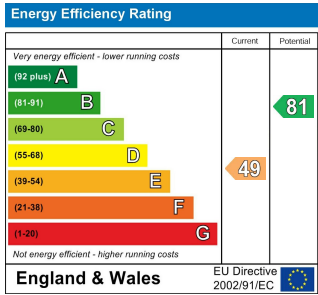
Area Map



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: E

Energy Efficiency Graph



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