



13 Denny End Road
Waterbeach, CB25 9PB

Guide price £650,000

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- 3 Bedrooms
- Convenient location
- Garden studio/office
- Stylish finish

A beautifully presented individual detached family home with extended accommodation and clever alterations creating versatile family space, situated in a non-estate position within walking distance to the centre of the village.

This stylish home has been refurbished and cleverly altered to create bright and spacious accommodation incorporating a stunning entrance hallway and a gorgeous living room with wood burning stove and bespoke cupboards and shelving. The kitchen/dining room is located at the back of the house with bi-folding doors to the garden and is a great entertaining space with stunning wall and base units with walnut work surfaces and a central island which overlooks the dining area. There are fitted appliances which include a double oven and 5 ring induction hob, a full-height fridge and freezer and a dishwasher. A utility/cloakroom completes the ground floor.

Upstairs there are three bedrooms, the master is particularly impressive with bespoke fitted wardrobes and a Juliette balcony with glass





ballustrade, and an en-suite shower room. There is also a separate family bathroom with a shower over the bath.

Outside, at the front, there is a driveway to the side with parking for two cars, and gated side access leads to the rear garden which has been landscaped with a terrace laid with Indian sandstone. The lawned area has well-stocked borders and a gravelled driveway leads to a sunken seating area and brick built storage shed. There is a fantastic garden studio with heating and power with useful fitted cupboards and shelving.

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 9PB
What3words: ///bracelet.objective.timidly



Floor Plan

Approximate Gross Internal Area 1292 sq ft - 120 sq m

Ground Floor Area 602 sq ft – 56 sq m
First Floor Area 550 sq ft – 51 sq m
Outbuilding Area 140 sq ft – 13 sq m



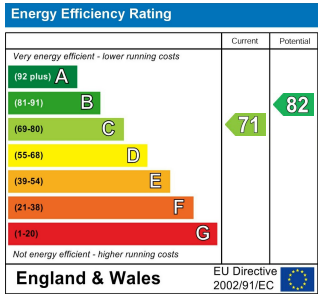
Area Map



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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