GRAY TOYNBEE

23 Watermans Road

Waterbeach, CB25 9RP

Guide price £475,000

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23 Watermans Road

Waterbeach, CB25 9RP

- 3 bedrooms
- Large garden
- Garage

A beautifully presented three bedroom, link detached property, with a driveway and garage, positioned within a popular residential area in the desirable village of Waterbeach.

The property is bright and spacious and makes a superb modern, family home. There is an entrance lobby with access to the living room with patio doors to the garden.

At the front is the very well-equipped and contemporary kitchen. There is a range of low and high-level cabinetry and integrated appliances including an oven with gas hob, dishwasher and fridge/freezer. There is a useful utility room off of the kitchen with a separate cloakroom and access to the side of the property.

Upstairs there are three bedrooms and a family bathroom. The primary bedroom is a good-sized double room with a modern en-suite shower room. Of the two further bedrooms, one is a double and the other a large single, perfect for a nursery or additional home office.

Externally there is a large front garden which is open and laid to

lawn. The rear garden is also a good size and enclosed and again laid to lawn with a paved patio. There is a driveway and garage located at the side of the property.

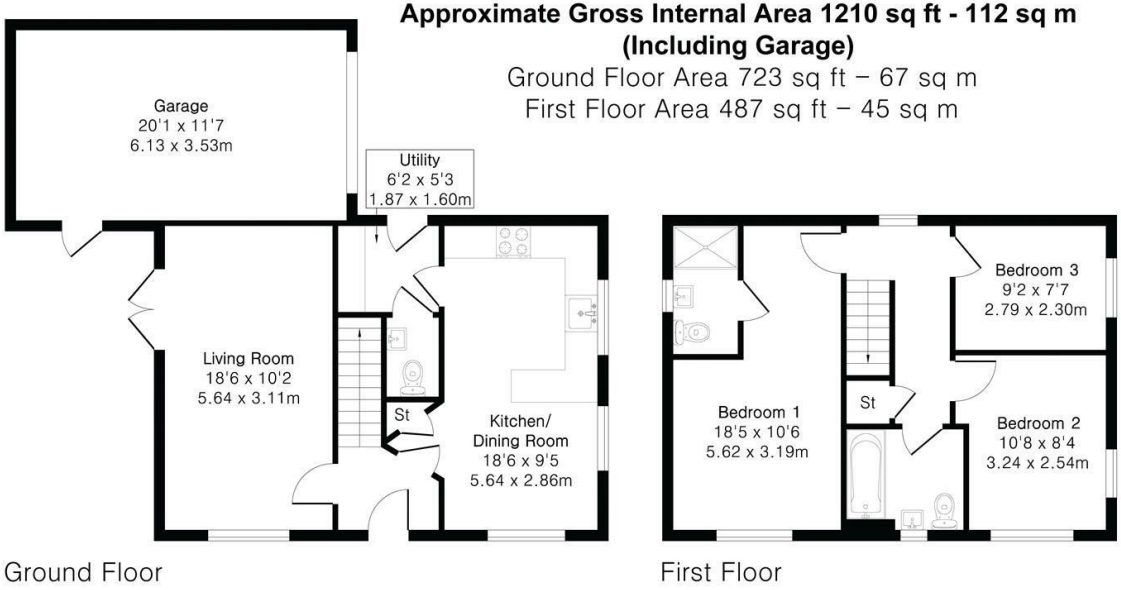
There is a service charge of approximately £200 per annum to contribute towards the costs of the upkeep of the communal areas.

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.

Sat Nav: CB25 9RP
What3Words: ///desk.stilted.calms

Floor Plan

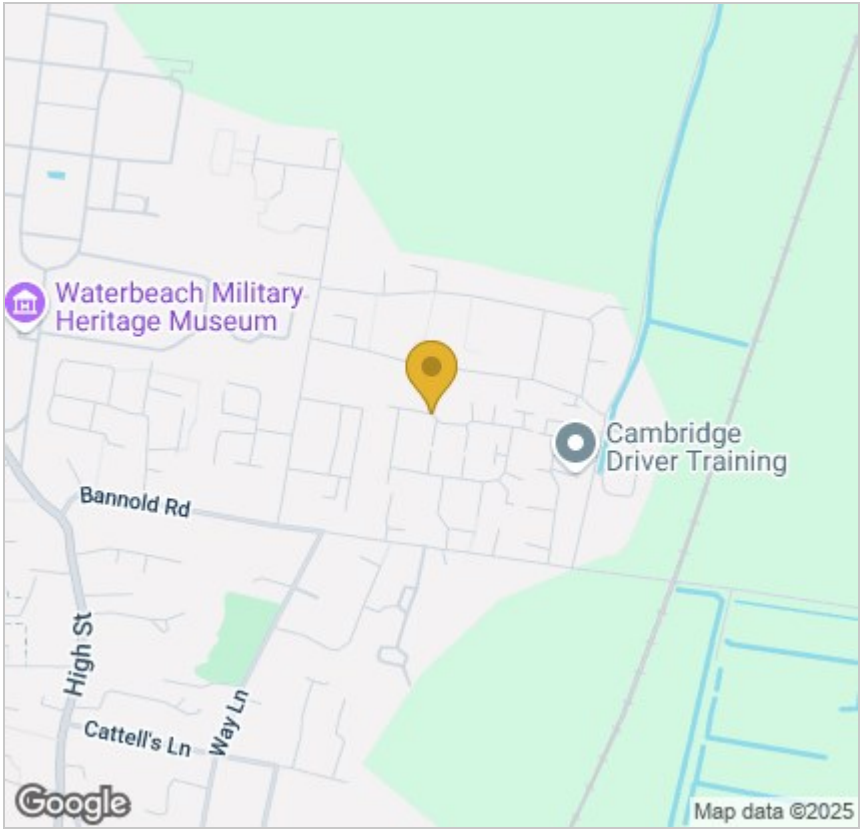
Approximate Gross Internal Area 1210 sq ft - 112 sq m
(Including Garage)
Ground Floor Area 723 sq ft – 67 sq m
First Floor Area 487 sq ft – 45 sq m



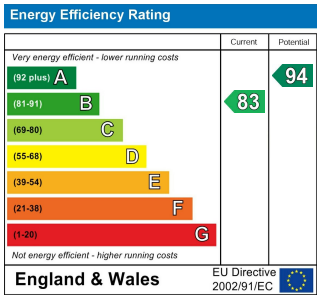
Ground Floor

First Floor

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: D

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