



GRAY
TOYNBEE



133 Bannold Road
Waterbeach, CB25 9LQ

Guide price £700,000



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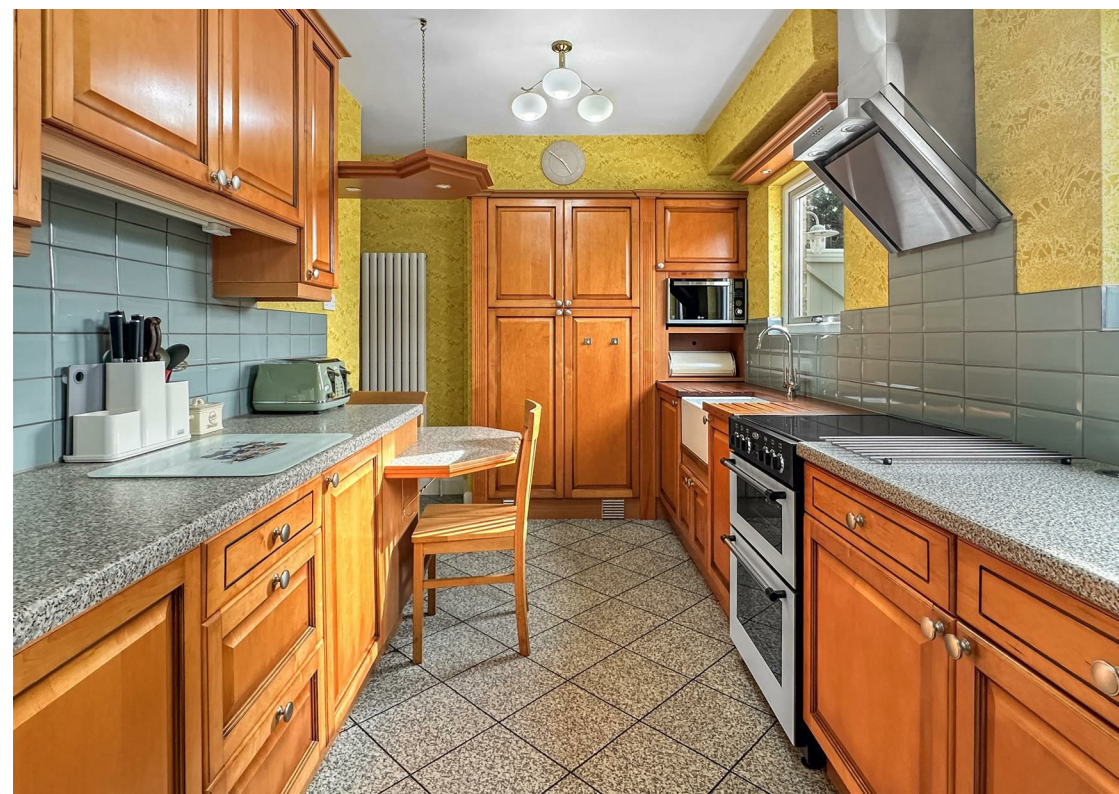
- 3/4 bedrooms
- Versatile property with large plot
- Driveway
- Outbuildings

A spacious three/four-bedroom detached chalet bungalow situated in a non-estate position. Boasting an impressive plot with potential for extending the existing property or possible re-development (subject to the necessary consents) with driveway, double garage and extensive outbuildings.

This family home is generous and versatile. The main reception hall includes a large living room with a bay window and fireplace.

The kitchen/breakfast room connects to a rear lobby/utility room which has space and plumbing for a washing machine and dryer. The kitchen is fitted with attractive wall and base units and wooden work surfaces, and there is space for appliances. A separate dining room overlooks the garden, and there are two double bedrooms and a family bathroom which completes the ground floor.

On the first floor, the landing has plenty of built-in storage, and there is a single bedroom with further dressing area which would also make an excellent study or





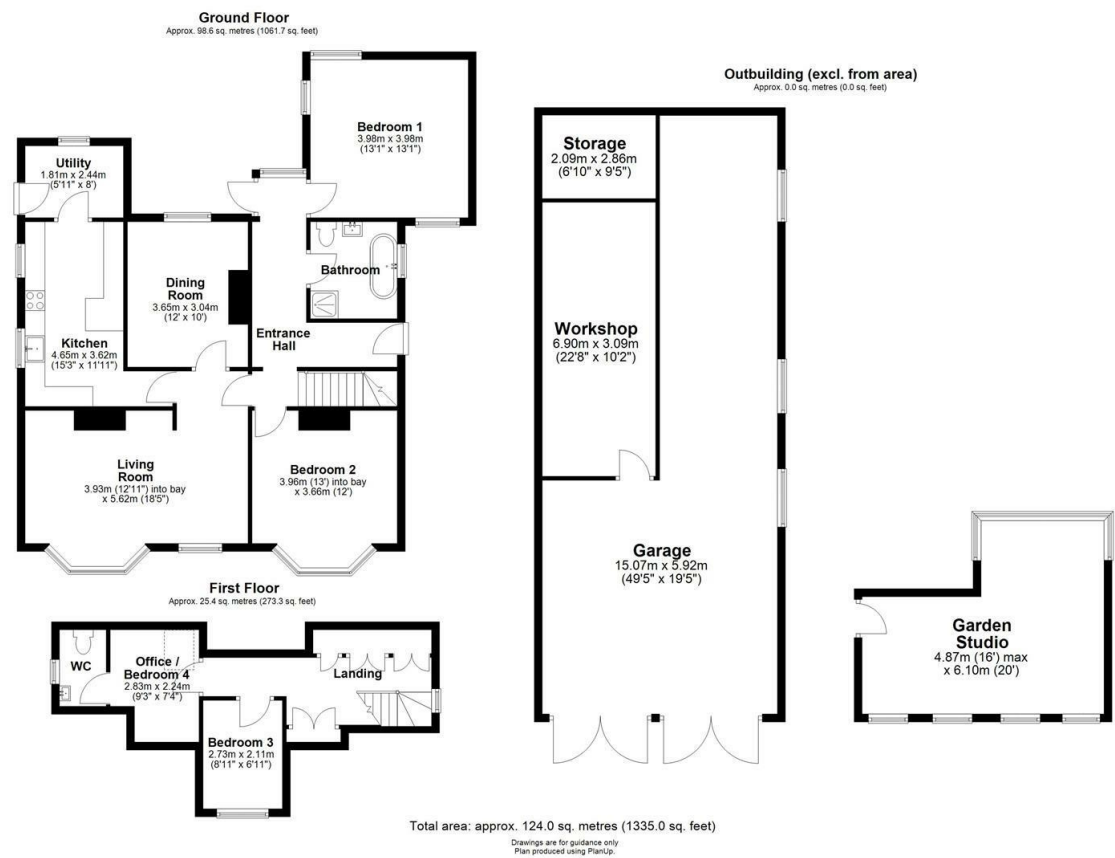
nursery with an en-suite shower room.

Outside, the property is approached via a gated driveway with ample parking leading to a double garage with electric doors with a workshop and WC measuring in all to approx 50x20ft. Gated side access leads to the rear gardens which extend to approximately 1/3rd of an acre which have been beautifully landscaped with an abundance of trees, established planting and well-stocked borders. There are several large timber outbuildings and an enclosed vegetable garden.

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 9LQ What3Words: [///emerald.cats.chap](http://emerald.cats.chap)



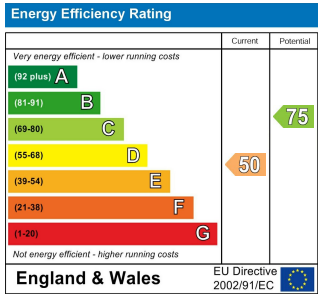
Floor Plan



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: E