

14 Burgess Road  
Waterbeach, CB25 9ND

Guide price £440,000





## 14 Burgess Road

Waterbeach, CB25 9ND

- 4 bedrooms
- Convenient for the station and local amenities
- No chain

An attractive 4-bedroom semi-detached cottage with an enclosed courtyard garden situated in a non-estate position within walking distance of the village amenities and convenient reach of the train station.

The property boasts well presented accommodation and comprises an entrance hall with useful understairs storage.

Off of the entrance hall is the living room which is spacious and enjoys lots of natural light. There is an open fire with a raised hearth.

The kitchen/breakfast room is fitted with contemporary wall and base units with an integrated oven and hob and plenty of space for additional white goods. There are further bespoke floor to ceiling storage cupboards and a breakfast bar area. A door leads to the courtyard garden.

The ground floor bathroom is an excellent size and has been recently re-fitted to include a stylish suite with bath and shower over.







On the first floor, the master bedroom has space and hanging for clothing and access to the loft. Three further bedrooms with fitted cupboards complete the first floor.

Outside, to the front of the property is a walled garden laid to stones and paving for low maintenance, and to the rear a lovely courtyard garden with a raised decked seating area.

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 9ND

What3Words: ///lavender.slightly.bloomers



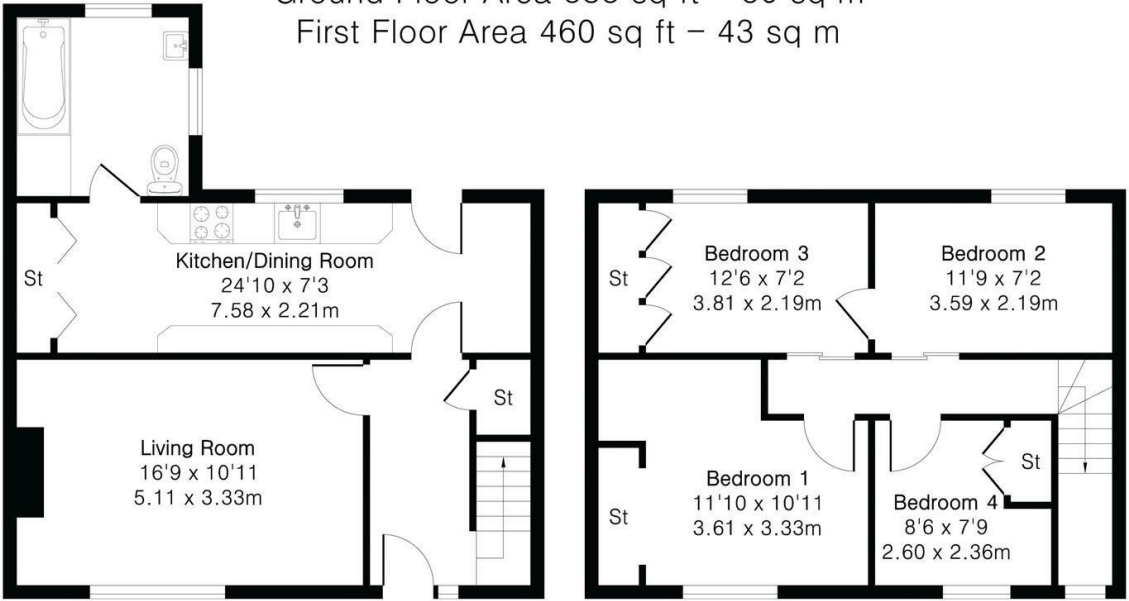


Floor Plan

**Approximate Gross Internal Area 995 sq ft - 93 sq m**

Ground Floor Area 535 sq ft – 50 sq m

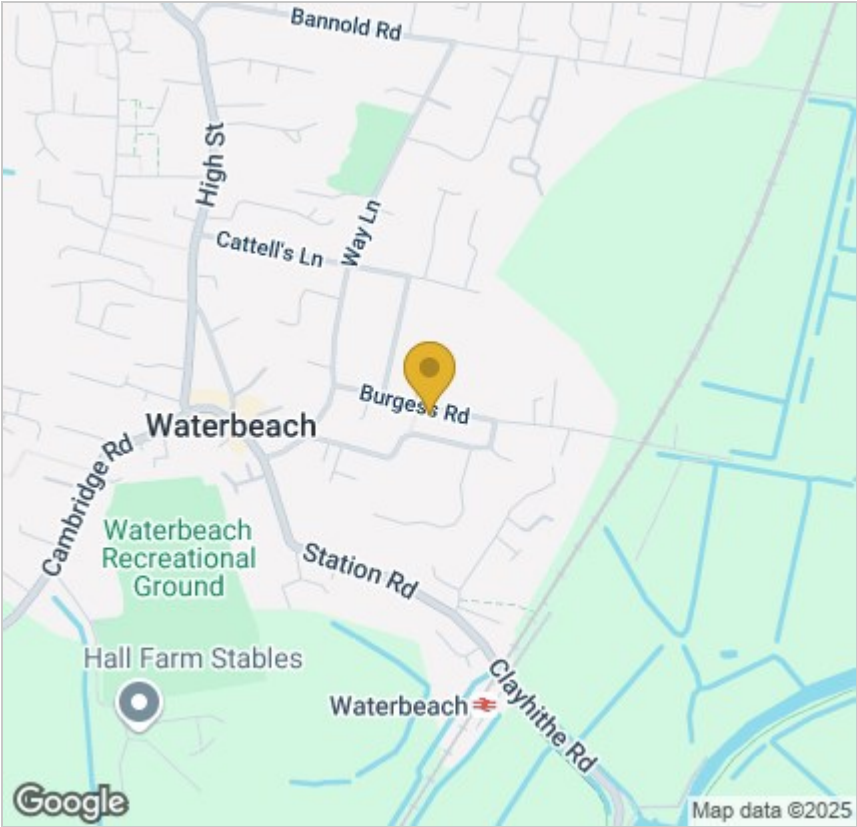
First Floor Area 460 sq ft – 43 sq m



Ground Floor

First Floor

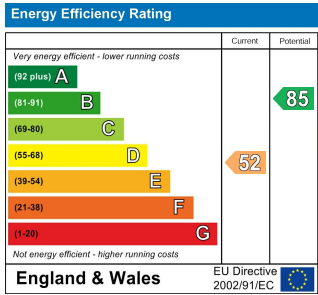
Area Map



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: C

Energy Efficiency Graph



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