



6 Hop Bine Drive
Waterbeach, CB25 9RF

Guide price £380,000

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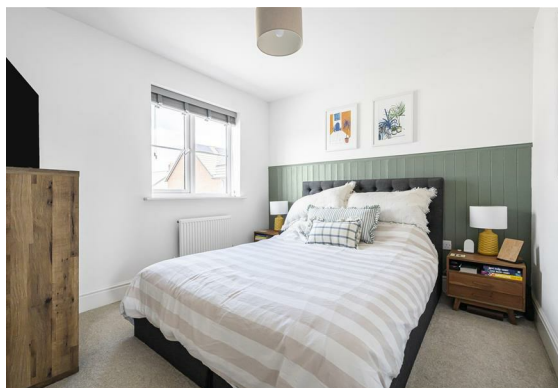
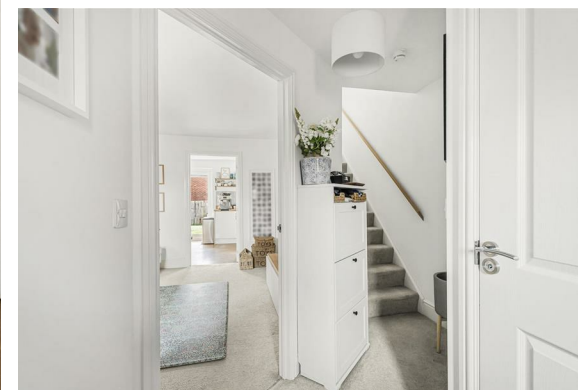
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- 3 bedrooms
- 2 bathrooms
- Beautiful presentation
- Driveway
- Large garden

An immaculately presented 3-bedroom semi-detached property with a generous garden and driveway, situated within a popular residential development, within convenient reach of the High Street and local amenities, and within walking distance to the train station.

The accommodation comprises an entrance hall with a cloakroom and access to the living room, which is a lovely bright room with useful downstairs storage. The open plan kitchen/dining room is a great size and is fitted with attractive wall and base cupboards with work surfaces over and an integrated oven with gas hob, a washing machine, dishwasher and full-height fridge/freezer. There is plenty of room for a breakfast or dining table. A set of doors lead to directly to the garden.

Upstairs there is a landing with excellent storage and access to the loft which is part boarded. The primary bedroom is a good-sized double, has a built-in cupboard and en-suite shower room. There are two further bedrooms and a well-appointed





family bathroom with tiled walls, a bath with shower over, basin and WC.

Outside, The property is approached via a driveway to the side with generous parking for two cars. Gated side access leads to the rear garden which is generous and principally laid to lawn with a udeful timber shed.

There is an annual maintenance fee of approx £200.00 to contribute towards the upkeep of the communal areas.

Waterbeach is a popular and thriving village, at its centre 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. SatNav: CB25 9RF What3Words: ///tint.steams.reclaim

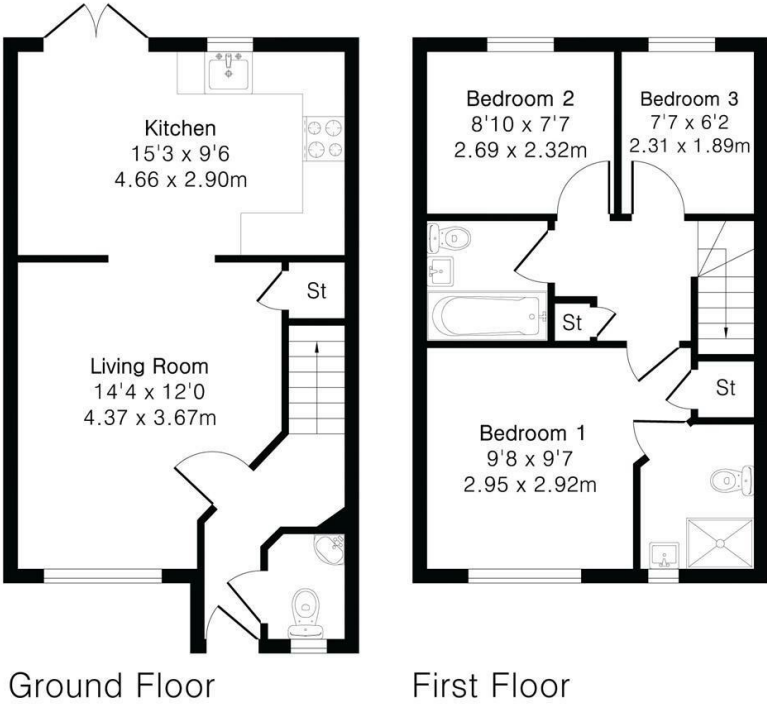


Floor Plan

Approximate Gross Internal Area 761 sq ft - 70 sq m

Ground Floor Area 391 sq ft – 36 sq m

First Floor Area 370 sq ft – 34 sq m



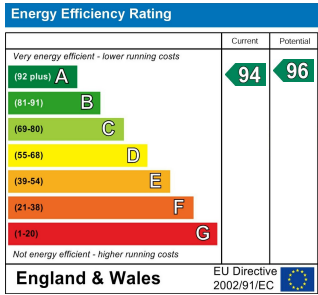
Area Map



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: C

Energy Efficiency Graph



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