



22 Star Drive
Waterbeach, CB25 9RE

Guide price £350,000



22 Star Drive

Cambridge, CB25 9RE

- Two spacious double bedrooms
- Parking for two vehicles
- Enclosed garden
- Popular Location

A modern and well-presented two-bed semi-detached home, offering off-road parking and a generous rear garden, situated in a quiet residential area within the sought-after village of Waterbeach.

The ground floor accommodation begins with an entrance hall featuring a cloakroom and bespoke understairs storage. This leads into a bright and comfortable living room with a door and window overlooking the rear garden, as well as a useful built-in storage cupboard.

The kitchen, accessed from the hallway, is fitted with a range of wall and base units, work surfaces, an integrated oven and gas hob, and a dishwasher. There is additional space and plumbing for a washing machine and a full-height fridge/freezer.

Upstairs, the property offers two well-proportioned double bedrooms. The principal bedroom overlooks the rear garden and includes built-in wardrobes, while the second bedroom benefits from a generous storage cupboard. The family bathroom is fitted with a bath and shower over, w/c, and basin.

Outside, the front of the property





provides a driveway with off-road parking for two vehicles. Gated side access leads to a private rear garden, mainly laid to lawn, with a raised decked area and additional patio space.

The property measures approximately 742 sq ft and the vendor will be buying onward.

There is an annual maintenance fee of approximately £250.00 (exact figure to be confirmed) to contribute towards the upkeep of the communal areas.

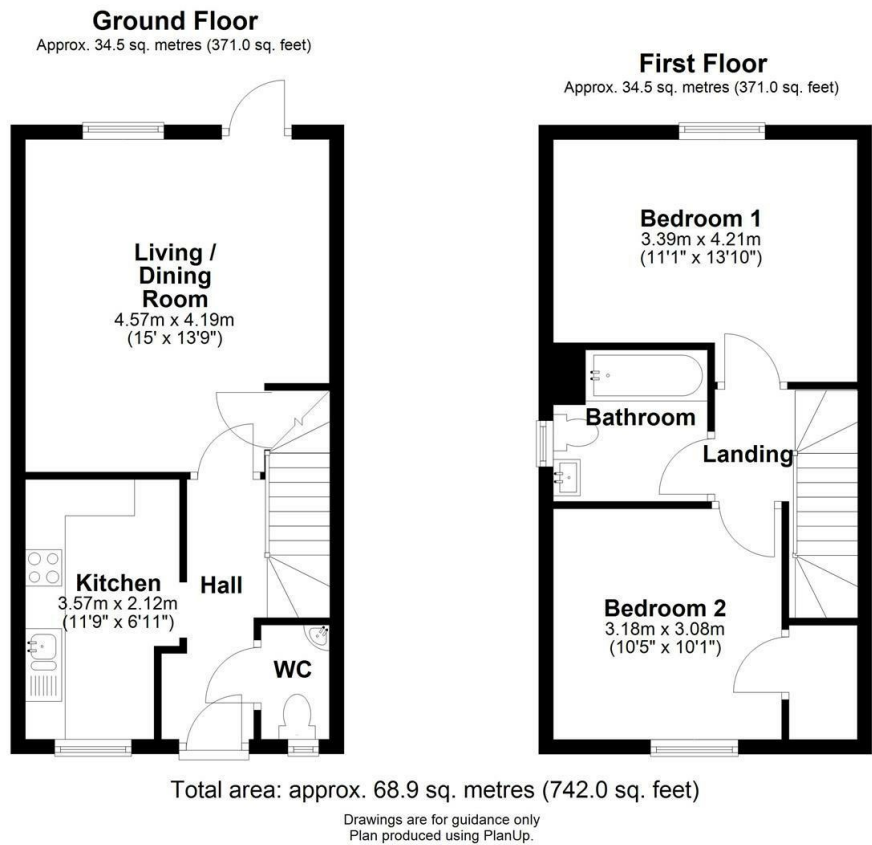
Waterbeach is a vibrant and well-connected village centered around a traditional village green, with a good selection of shops and pubs. The area offers excellent recreational facilities and a well-regarded primary school. Positioned just off the A10, Waterbeach provides convenient access to the A14, Cambridge Science Park, and the city centre, all within 4 miles. The village also benefits from a railway station, making it particularly attractive for commuters to London.

Sat Nav: CB25 9RE

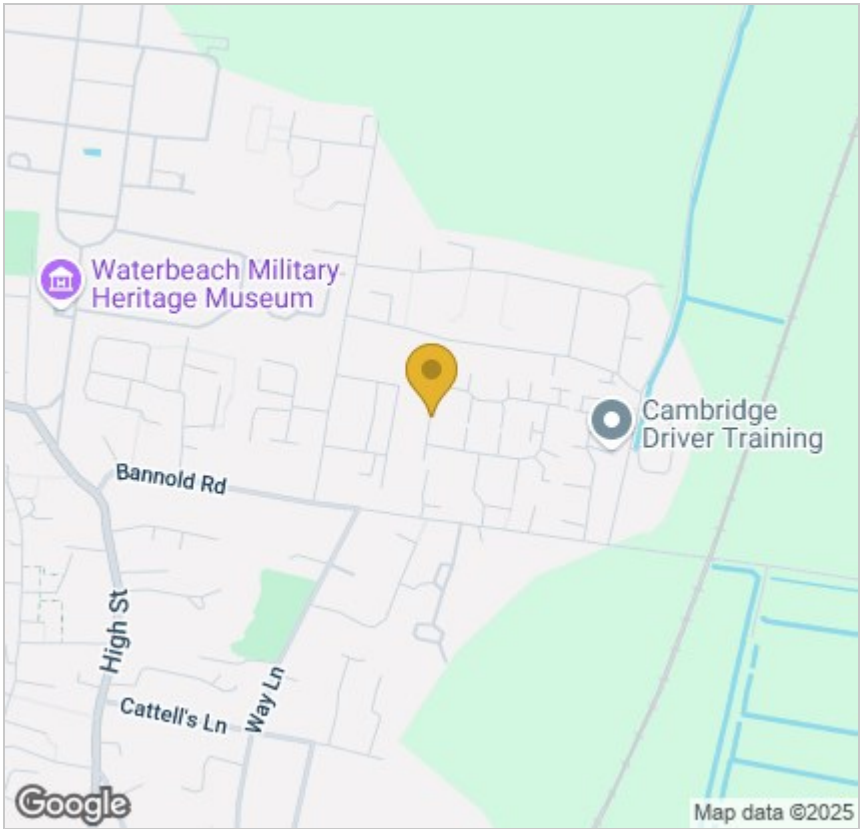
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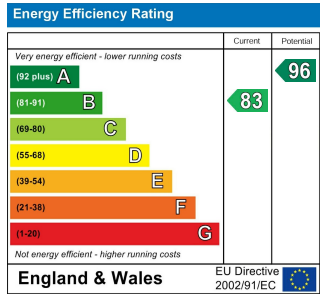
Floor Plan



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: C

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