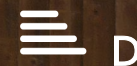




3 Pieces Lane  
Waterbeach, CB25 9NF

**Guide price £435,000**



## 3 Pieces Lane

Waterbeach, CB25 9NF

- 4 bedroom family home
- No chain
- Spacious accommodation
- Convenient location

A spacious four bedroom link-detached family home situated in a non-estate position and within convenient reach of the village amenities and train station. The property is offered with no onward chain.

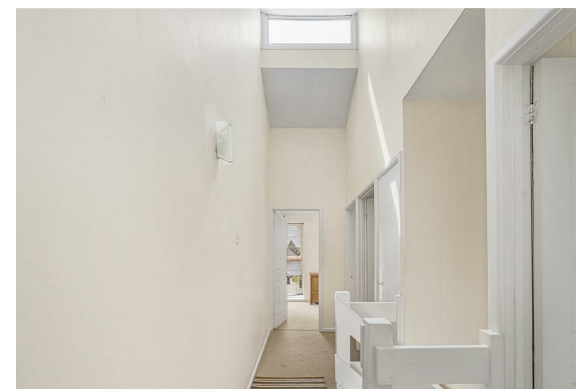
This family home boasts lots of potential for further improvement, and could be extended (subject to the necessary consents)

On the ground floor is a bright entrance hall with coat and boot storage and a cloakroom.

The living room is an excellent size and opens to the dining room which has a set of doors to the garden. The kitchen is located at the rear of the property and is fitted with wall and base units and there is space for white goods. There is a useful utility area with further storage.

The garage has been converted to a further reception room and is a versatile space, with a window to the front aspect.

On the first floor is a large landing with high ceilings and four bedrooms (two of which are





doubles) and the master bedroom benefits from fitted wardrobes. The family bathroom is well appointed with a shower over the bath, WC and hand wash basin.

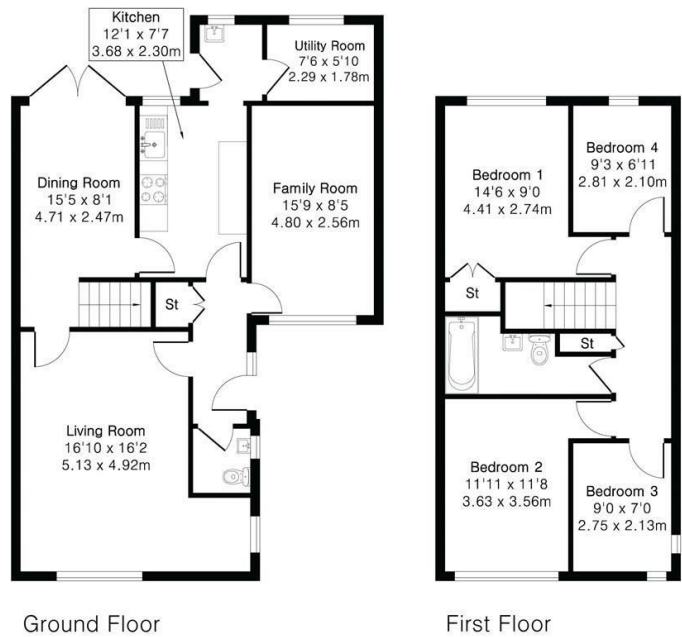
Outside, the property is approached via a driveway with parking for two cars. The rear garden is enclosed by traditional timber fencing, there is a good size patio area adjacent to the house and a lawn with shrub borders. There is also a useful tool shed.

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 9NF What3Words: ///hikes.mixture.wand



Floor Plan

**Approximate Gross Internal Area 1241 sq ft - 116 sq m**  
Ground Floor Area 718 sq ft – 67 sq m  
First Floor Area 523 sq ft – 49 sq m



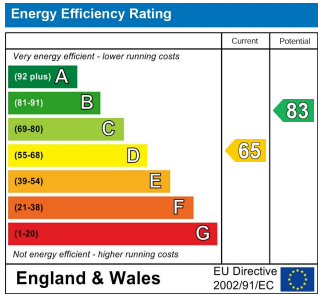
Area Map



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: D

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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