



22 Winfold Road
Waterbeach, CB25 9PR

Guide price £415,000



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- 4 bedrooms
- Open plan living dining room
- Modern kitchen
- Extended
- Garage and parking

A much improved and extended 4-bedroom family home situated within a popular established development in Waterbeach with an enclosed garden and a garage.

The accommodation comprises on the ground floor a welcoming entrance hall with a storage cupboard and stairs to the first floor. The kitchen is stylish with shaker style wall and base units with a ceramic butler sink, an integrated waist height oven and grill, gas hob and wooden work surfaces. There is space for a dishwasher, washing machine and fridge/freezer. To the rear of the property, the living room is open to the dining area with wooden flooring and doors leading to the garden.

On the first floor are three bedrooms and a family bathroom, and the vendors have created a clever loft conversion with a master bedroom suite with a separate cloakroom.

Outside there is a well established enclosed rear garden with a paved patio and lawn with well stocked borders. There is also a useful timber shed.





The property benefits from a garage en-bloc and allocated parking.

Winfold Road is a quiet residential street accessed from Denny End Road. Waterbeach itself 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, 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.

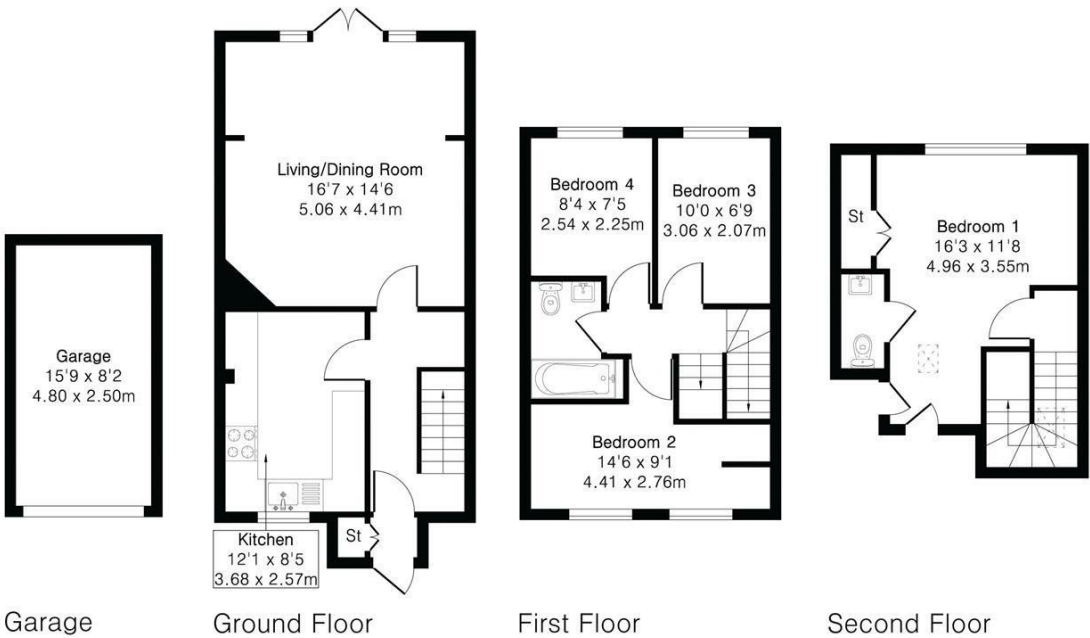
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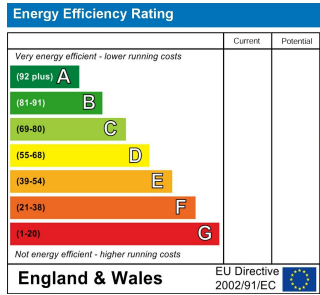


**Approximate Gross Internal Area 985 sq ft - 91 sq m
(Excluding Garage)**

Ground Floor Area 424 sq ft – 39 sq m
First Floor Area 324 sq ft – 30 sq m
Second Floor Area 237 sq ft – 22 sq m
Garage Area 129 sq ft – 12 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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