



18 Heron Walk
Waterbeach, CB25 9BZ

Guide price £450,000



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Waterbeach, Cambridge
CB25 9BZ

- 3 bedrooms
- Driveway and garage
- No onward chain
- Popular development
- Private rear garden

A spacious well presented three bedroom detached family home benefitting from a driveway, garage, front garden and private rear garden. Situated on an established, quiet, landscaped development in Waterbeach, boasting attractive communal spaces including small open park, wildlife pond area, children’s play areas and a play park.

On the ground floor, the covered front porch leads into the hall with ample space for coats, mirror and hall table, includes a good understairs storage cupboard, attractive staircase with window, and a cloakroom with toilet, wash basin, mirror, coat-rack and window. The Living Room and Kitchen are also accessed off the Hall.

The bright and spacious double-length Living Room and Dining Room are divided by glass paneled double doors. The Dining Room leads into a brick-built Conservatory via glass double doors, with low wall and full glazing to two sides, brick wall to the rear with a row of small opening windows above, and its own built-in heater. There is direct access to the garden via glass double doors.

The Kitchen includes fitted wall and base units integrated gas hob and electric oven with tiled splash back, extractor hood and light, washer/dryer and under counter fridge and freezer. There is also a space for a plumbed-in dishwasher, and room for a kitchen table and chairs. The kitchen door accesses the side driveway.

On the first floor, accessed by a light and airy ‘gallery’ landing area, is the hot water immersion tank/linen cupboard, the three bedrooms and family Bathroom. There is also access to a fully insulated loft which is fully boarded with light via a fitted extending ladder.





The main bedroom enjoys a south-facing aspect overlooking the front garden and has an ensuite toilet/shower room with plumbed-in shower, heated towel radiator, hand basin with shelf and mirror above, shaver point and window. The second bedroom is a comfortable double overlooking back garden, and the third bedroom is a single with ample space for wardrobe, bed, bedside table, dressing table and chair.

The large family Bathroom with window to the front has an electric shower over the bath, and also includes a shaver point, electric wall-mounted fan heater, extractor fan and heated towel radiator.

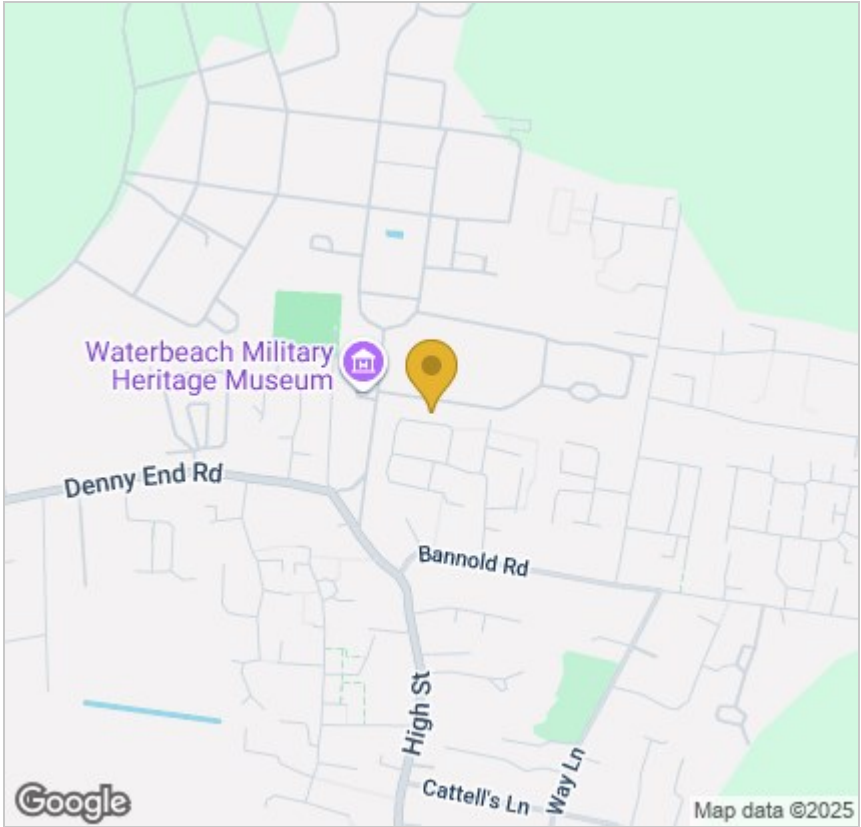
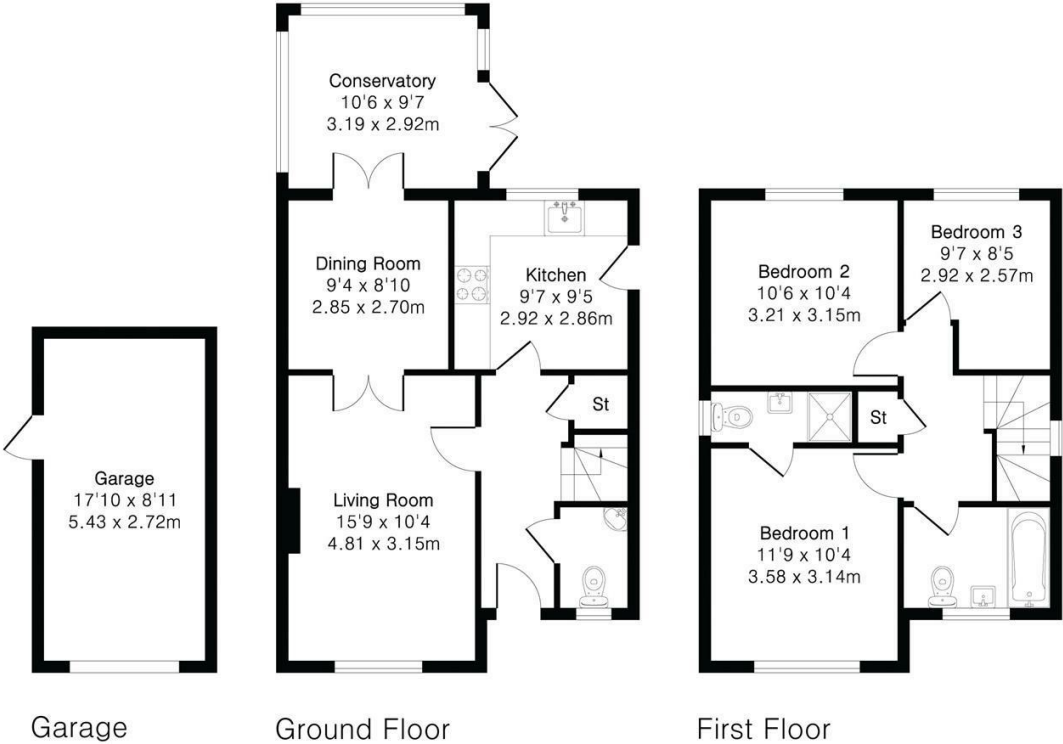
Outside: the property has a front garden laid to lawn with borders, a drive with ample parking space for two cars, and a garage. The Garage has power and strip lights and also has a second galleried level for storage, and a frosted glazed door which accesses the garden. To the rear, via a Gate off the drive, is a private garden (not overlooked) with paving, lawn and patio, borders, and a Summerhouse. To the rear of the garage is an area which could house a washing umbrella and the bins.

Waterbeach is a popular and thriving village; at its centre is a traditional village green with a variety of shops, chemist, GP surgery, post office, pubs, restaurants, takeaways, and many local trades and services. It is set on the River Cam with riverside walks and a boating club.. There are excellent recreational facilities and parks, library, a military heritage museum, Churches, Salvation Army Hall, Village Hall, as well as many clubs and societies and groups catering for all interests and ages – and a Primary School, also with extra-curricular activities. It has a regular bus service and a main line Railway station which links north to Ely, Kings Lynn and beyond, and south to Cambridge (6 mins) and on to King Cross, London (50 mins), making it popular with commuters and day-trippers. The village is set on the A10 which provides quick access to Cambridge Science Park, Milton Park and Ride to the City, British Rail Cambridge North, and to the City of Cambridge itself, which is only 4 miles away, as well as to the A14 and London.

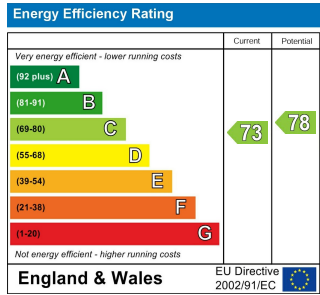


**Approximate Gross Internal Area 1013 sq ft - 94 sq m
(Excluding Garage)**

Ground Floor Area 560 sq ft – 52 sq m
First Floor Area 453 sq ft – 42 sq m
Garage Area 159 sq ft – 15 sq m



Energy Efficiency Graph



Agent's note: There is an annual service charge of approximately £210 for the upkeep of the communal areas.

Tenure: Freehold

Council tax band: D

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.