

133 Waterbeach Road  
Landbeach, CB25 9FA

**Guide price £725,000**





## 133 Waterbeach Road

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- Magnificent family home with generous plot
- Double garage and driveway
- Excellent accommodation
- 4 bedrooms
- No chain

A spacious and versatile 4 bedroom detached family home of approximately 1880sq.ft of well-appointed accommodation, situated in a non-estate position, located in a generous and well-established plot and within convenient reach of the major commuter links.

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

On the ground floor is a porch leading to a generous reception area with a cloakroom and useful understairs storage. The formal living room is a great size and boasts lots of natural light and has an open fire. There is a separate dining room with patio doors to the garden, and the kitchen/breakfast room is open to a useful utility area with fitted wall and base units and there is plenty of space for white goods. There is side access leading to a secure lean to and a double garage.

Upstairs, the landing leads to four







well-proportioned bedrooms and a family bathroom, which features a three-piece suite with a shower over the bath. The principal bedroom benefits from an en-suite shower room, and there are fitted wardrobes which also feature in two of the further bedrooms.

Outside, the property has an impressive approach via a long driveway leading to the double garage. The front garden is an excellent size with well stocked hedgerow and shrub borders. Gated side access leads to the established rear gardens, which are a particularly special feature with mature planting and trees providing a high degree of privacy and seclusion. There is a raised paved terrace adjacent to the property and a brick built potting shed. The main garden is laid to lawn with thoughtful areas of natural planting to encourage wildlife and an array of mature trees, flowers and shrubs.

The village of Landbeach is located North of the city with convenient access to the Science and Business Parks, Waterbeach railway station, and Cambridge North railway station, with excellent links to London and the City centre. The Village is well positioned for access to the region's major road networks via the A14. There is a regular bus service and also Milton Park and Ride/City centre route is just a short drive away. In the village itself is a very active social club in the village hall, and the neighbouring village of Waterbeach (1 mile) offers varied local amenities. SatNav: CB25 9FA What3Words: ///hush.explored.shadowed

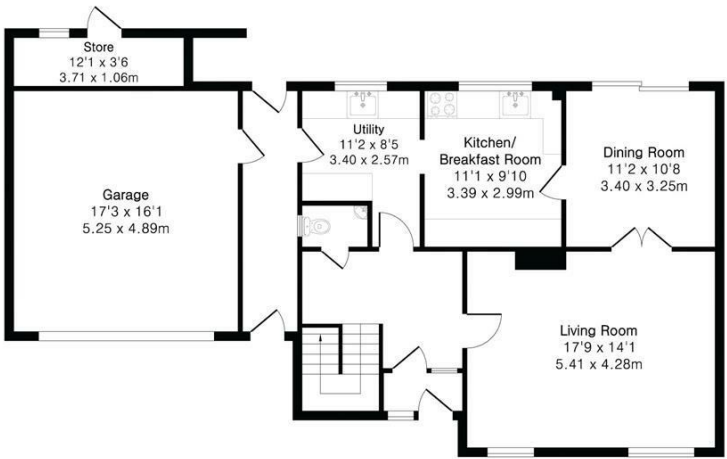




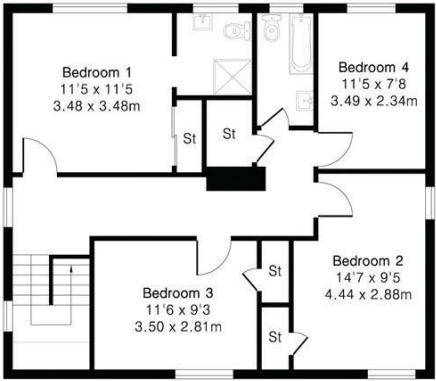
**Approximate Gross Internal Area 1880 sq ft - 175 sq m**

Ground Floor Area 1125 sq ft – 105 sq m

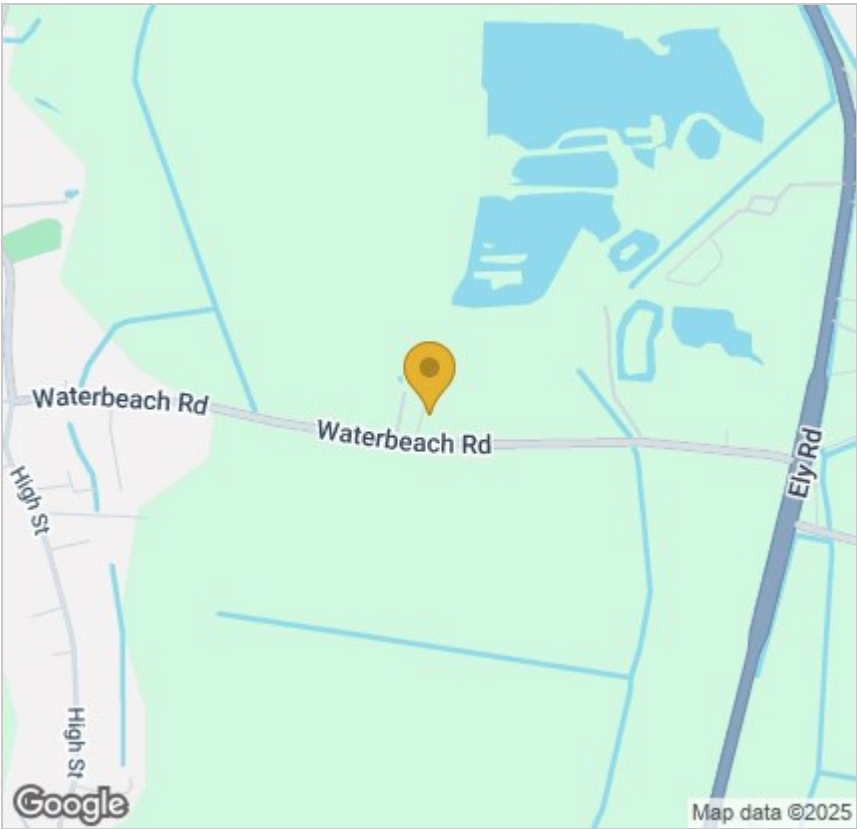
First Floor Area 755 sq ft – 70 sq m



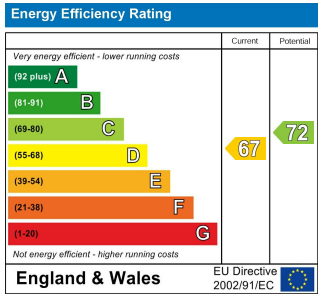
Ground Floor



First Floor



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band: F

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