



6 Harvey Way
Waterbeach, CB25 9GJ

£435,000



6 Harvey Way

Waterbeach, CB25 9GJ

- No onward chain
- 3 bedrooms
- Wonderful garden
- Off road parking for 2 cars

A wonderfully presented three bedroom, detached property, with off-road parking for two vehicles, tucked away in a quiet residential area in the desirable village of Waterbeach.

The property is light and spacious and makes a superb modern, family home. There is an entrance lobby with access to the downstairs cloakroom. From the entrance lobby is an open plan living/dining area with patio doors to the garden and there is a large storage cupboard under the stairs.

From the living area is the very well-equipped and contemporary kitchen. There is a range of low and high-level cabinetry and Hotpoint and Indesit appliances including an integrated oven and a separate inset gas hob. There is also an integrated washing machine and dishwasher.

Upstairs there are three bedrooms and a family bathroom. The primary bedroom is a good-sized double room with a modern en-suite shower room. Of the two further bedrooms one is a double and the other a large single, perfect for a nursery or





additional home office.

Externally the rear garden is laid to lawn with a patio area and raised vegetable beds. There are two off-road parking spaces to the side of the property which can be accessed via a side gate.

There is a service charge of approximately £350 per annum to contribute towards the costs of the upkeep of the communal areas.

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 easy access to the City and those commuting to London.

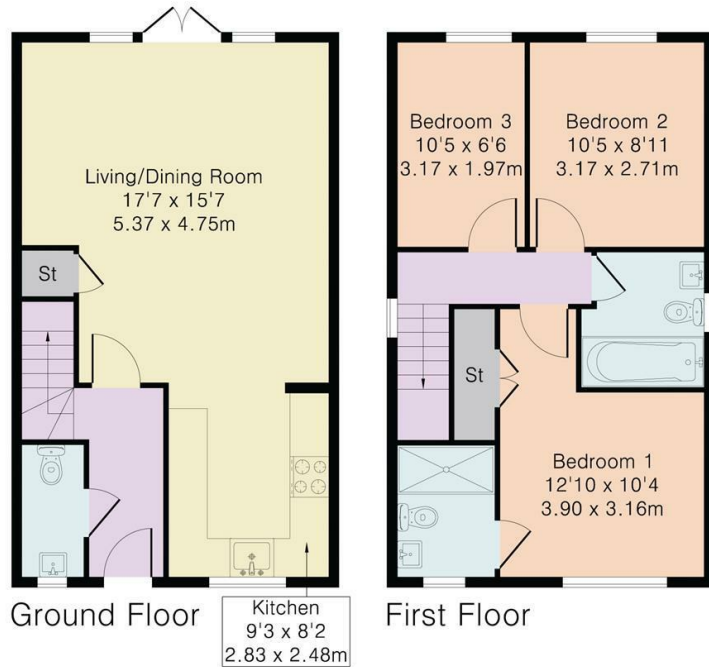
SAT NAV: CB25 9GJ

What3Words: ///deodorant.spines.stove



Floor Plan

Approximate Gross Internal Area 846 sq ft – 78 sq m
 Ground Floor Area 423 sq ft – 39 sq m
 First Floor Area 423 sq ft – 39 sq m



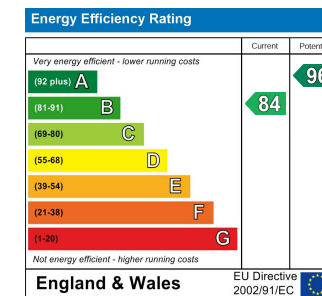
Area Map



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.

Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ
 Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
 Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

