



6 Harvey Way
Waterbeach, CB25 9GJ

£435,000



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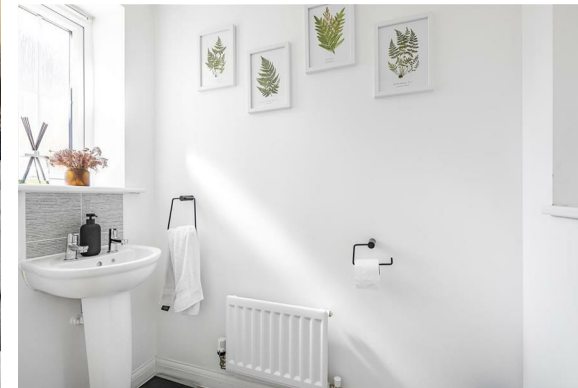
- No onward chain
- 3 bedrooms
- Wonderful garden
- Off road parking for 2 cars

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.

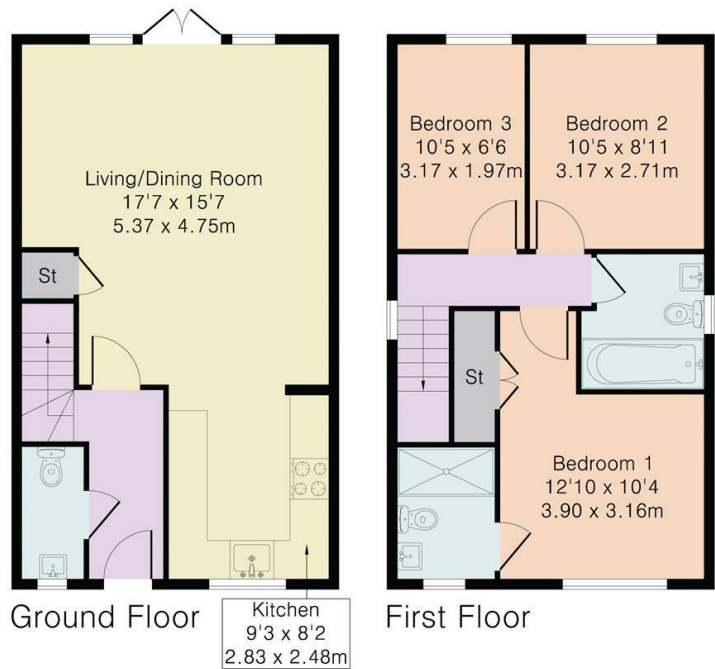
SAT NAV: CB25 9GJ

What3Words: ///deodorant.spines.stove



Floor Plan

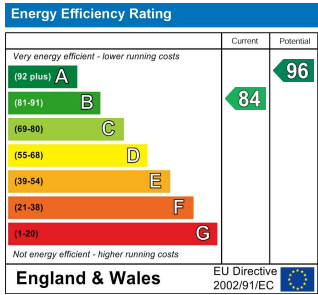
Approximate Gross Internal Area 846 sq ft – 78 sq m
Ground Floor Area 423 sq ft – 39 sq m
First Floor Area 423 sq ft – 39 sq m



Area Map



Energy Efficiency Graph



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