



Watergrove Lane, Great Cambourne Cambridge  
**£400,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Three Bedrooms With En Suite To Principle Bedroom
- Garage & Parking
- Open Plan Kitchen/Diner
- Outbuiding
- Close to Ameneties

Situated in a quiet and sought-after cul-de-sac, this beautifully presented three-bedroom semi-detached home offers modern, comfortable living within easy reach of local shops, schools, and bus routes. The property also benefits from a single garage and driveway.

## DESCRIPTION

Entrance Hall

Lounge 4.13 x 2.93

Kitchen/Diner 6.86 x 4.79

Cloakroom



First Floor Landing

Bedroom One 4.32max x 3.76max

En Suite

Bedroom Two 3.17 x 3.00

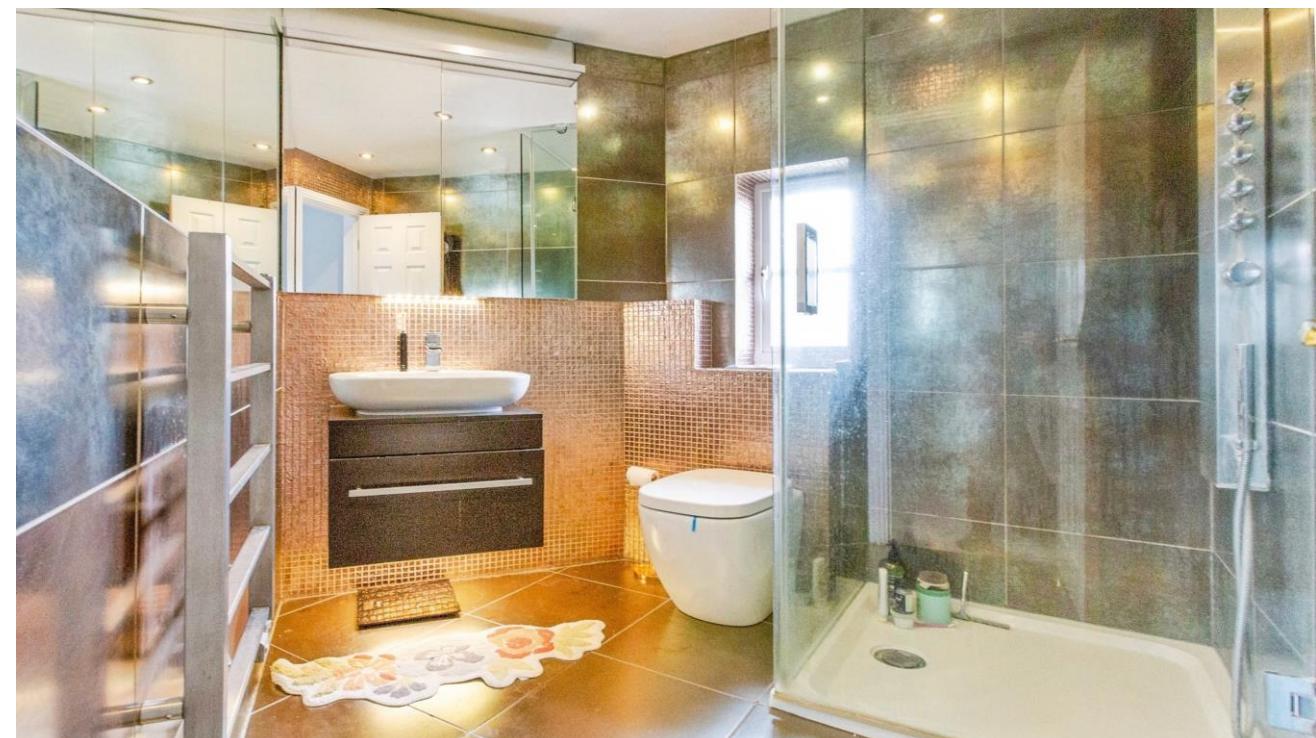
Bedroom Three 3.01 x 2.55

Bathroom

Outside

Rear Garden

Large rear garden is mainly

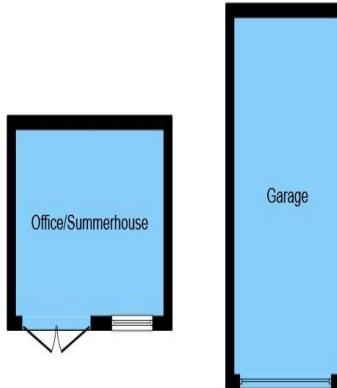




**Ground Floor**



**First Floor**



**Outbuilding**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01954 710620**

# Selling your property?

Contact us to arrange a **FREE**  
home valuation.

 01954 710620

 13 High Street, Cambourne, CAMBRIDGE,  
Cambridgeshire, CB23 6JX

 [cambourne@sharmanquinney.co.uk](mailto:cambourne@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: CSQ204345 - 0002

