

**ENTRANCE HALLWAY** Double glazed external door, under stairs storage cupboard, double radiator, oak effect wood flooring.

**DOWNSTAIRS CLOAKROOM** Double glazed window to side aspect, low level w.c, wash basin, double radiator.

**OPEN PLAN KITCHEN/DINER** 20' 1" x 9' 0" (6.12m x 2.74m) Double glazed window to rear aspect, double glazed door to garden, comprehensive range of re-fitted matching base and wall mounted units with glass fronted cupboards, worksurfaces over, five burner gas Bosch hob, built in Bosch double oven, extractor canopy above, sink unit, space and plumbing for dishwasher, oak effect wood flooring, opening to living room.

**LIVING ROOM** 17' 11" x 10' 4" (5.46m x 3.15m) Double glazed doors to garden, double glazed bay window to front aspect, double radiator, oak effect wood flooring, door to utility room/study.

**UTILITY ROOM/STUDY** A versatile room which could be used as a study or utility room. Double glazed external door, built in cupboards, worksurface, oak effect wood flooring.

**FIRST FLOOR LANDING** Double glazed window to front aspect, double radiator, built in storage cupboard.

**BEDROOM ONE** 11' 5" x 10' 5" (3.48m x 3.18m) Double glazed window to front aspect, double radiator.

**BEDROOM TWO** 11' 5" x 8' 1" (3.48m x 2.46m) Double glazed window to front aspect, double radiator, built in cupboard.

**BEDROOM THREE** 10' 4" x 9' 1" (3.15m x 2.77m) Double glazed window to rear aspect, tall radiator, built in cupboard.

**BEDROOM FOUR** 9' 6" x 9' 2" (2.9m x 2.79m) Double glazed window to rear aspect, double radiator.

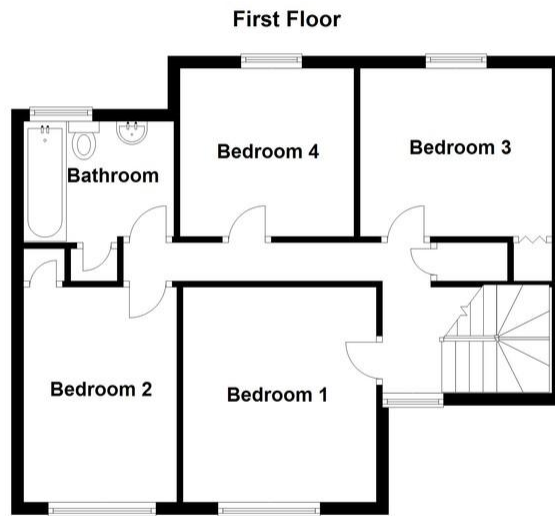
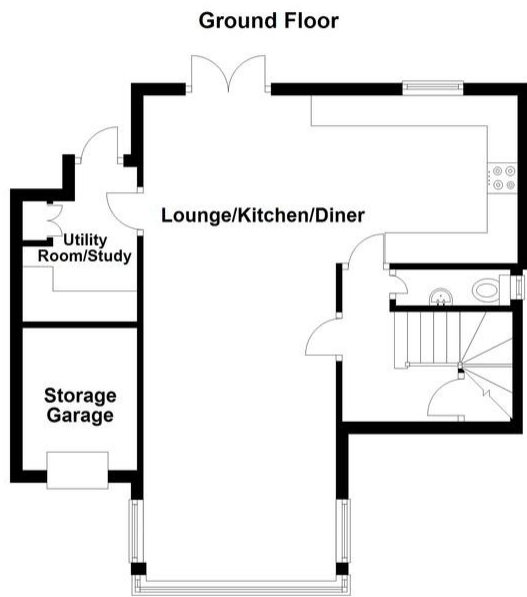
**BATHROOM** Double glazed window to rear aspect, low level w.c, pedestal wash hand basin, panel enclosed bath with inset shower, double radiator, built in cupboard.

**OUTSIDE** The property is situated on a corner plot and



has a driveway to the front providing off road parking leading to the partially converted storage garage with up and over door and light and power connected, there is gated side access into the rear garden. The rear garden offers low maintenance and is laid to artificial lawn with borders and offers a good degree of privacy.





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12 High Street, Waterbeach, Cambridge,  
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**Guide Price £350,000 Freehold**

A beautifully presented family home located within a short walk of the village green, primary school and train station and offering spacious accommodation throughout. Viewing is advised on this spacious four bedroom house with open plan living room/kitchen/diner, utility room/study, downstairs cloakroom.



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