



St. Andrews Hill, Waterbeach, CB25 9NA

CHEFFINS

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A beautifully presented one bedroom detached bungalow set within a generous plot with off-road parking for multiple vehicles and various outbuildings including a substantial barn offering potential for renovation or conversion subject to the necessary planning consent, an aviary and studio. The property is centrally located in the ever popular village of Waterbeach close to local amenities including shops and Waterbeach station.

LOCATION

Waterbeach offers the ideal blend of village charm and modern convenience, with excellent access to Cambridge and the surrounding region. Its well-connected rail station, regular bus services and close proximity to the A10 make commuting quick and straightforward, while an abundance of local shops, green spaces and riverside walks provide everyday ease and a relaxed pace of life. With new amenities emerging alongside established community facilities.



Guide Price £395,000





DOOR

leading into:

UTILITY AREA/BOOT ROOM

with engineered wood floor, downlighter, boiler.

BEDROOM

with continuation of the engineered wood flooring, double glazed window overlooking the front of the property, downlighter, underfloor heating.

OPEN PLAN SITTING ROOM/KITCHEN

with engineered wood flooring, double doors out onto terrace area and rear garden, downlighter, underfloor heating. Kitchen with a range of wall and floor units, laminate worktop, space and plumbing for dishwasher, space for fridge/freezer, space and plumbing for washing machine, integrated Neff oven and 4 ring Indesit electric hob with extractor fan, stainless steel sink and drainer, part tiled walls and upvc double glazed window overlooking the rear garden.

SHOWER ROOM

with tiled floor and walls, LED spotlight, walk-in shower with extractor fan, low level w.c. and wash hand basin, heated towel rail, underfloor heating, skylight.

OUTSIDE

The property is approached via a shared driveway leading to off-road parking, front door and gates into rear garden.

Rear garden there is a timber storage barn with power, lighting, concrete base which could potentially be converted, subject to the necessary planning, thatched pergola with concrete base perfect for al fresco dining with projector screen, power and lighting, fully enclosed by timber fencing and is predominantly laid to lawn with various trees and shrubs. Large timber storage shed with concrete base, work bench, timber aviary with concrete base, power and lighting. Raised vegetable and herb bed.

OUTSIDE W C

with laminate flooring, low level w.c., wash hand basin, downlighter, electric heater with upvc double glazed frosted windows overlooking the side and rear.

TIMBER BUILT STUDIO

with laminate wood effect flooring, downlighter, air conditioning and heating unit, could be suitable for home office or gym, windows looking out over the rear garden. Heating supplied by air source heat pump. Further space beyond the studio for additional storage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	80
	EU Directive 2002/91/EC	

Guide Price £395,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District

Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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Approximate Gross Internal Area 542 sq ft - 50 sq m
(Excluding Outbuilding)

Outbuilding Area 1471 sq ft - 137 sq m

