

5 Kendale Road

Waterbeach, CB25 9QS

Guide price £550,000

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- 4 bedroom townhouse
- Up and coming development
- Energy efficient
- South facing terrace
- No chain

A beautifully presented four-bedroom townhouse with high-specification finishes, off-road parking and a prime position within the growing new Waterbeach development.

This family home offers spacious and versatile accommodation arranged over three floors. The ground floor comprises a welcoming entrance hall with a cloakroom and two useful storage cupboards. The kitchen/breakfast room enjoys direct access to the ground floor courtyard garden and is fitted with high quality wall and base units, integrated double oven, dishwasher and fridge freezer. There is ample space for a dining table. A snug/study completes the ground floor.

On the first floor, is the generous main living room, which is dual aspect and benefits from bi-fold doors leading to a south facing balcony. There are two bedrooms, one with built in storage and both enjoying floor to ceiling windows providing plenty of natural light. Also on this floor is a utility room with space and plumbing for a washing machine and separate dryer, there is also a sink unit.

On the second floor, there are two further bedrooms, one of which is the principal suite which benefits from an ensuite shower room and built in storage. A key feature of this property is the second floor southerly facing terrace which provides an ideal space for outdoor living.















Outside to the front of the property is a large bicycle store, with power, light and fitted shelving. To the rear, accessed off the main hallway, is a part covered car port, providing private off road parking for two to three vehicles. There is an additional external storage cupboard and an EV charger.

The house has aluminium windows and doors, Air Source Heat Pump heating, Amtico flooring to the ground floor and bathrooms, and enjoys various high specification finishes throughout.

Agents note- There is an annual maintenance fee payable of approx £300 per annum.

Waterbeach is an exciting new community on the northern edge of Cambridge, with plans for new amenities, community facilities and improved transport infrastructure in the years ahead. Residents already benefit from a growing range of on-site amenities, including a coffee shop, bar, convenience store, and a popular lakeside café overlooking the attractive lake.

The area is currently served by the Busway 100 route, providing convenient connections to Cambridge and surrounding destinations, while Waterbeach railway station offers regular services to Cambridge, Ely, and London, making it an excellent choice for commuters. Located close to the A10, the development also provides easy access to Cambridge, the Science Park, the A14, and the wider region.

Families are well catered for, with a new primary school currently under construction. In the meantime, free transport is available to both Waterbeach Primary School and Cottenham Village College, ensuring convenient access to local education.

SatNav: CB25 9QS
What3Words:///fuses.busy.prop

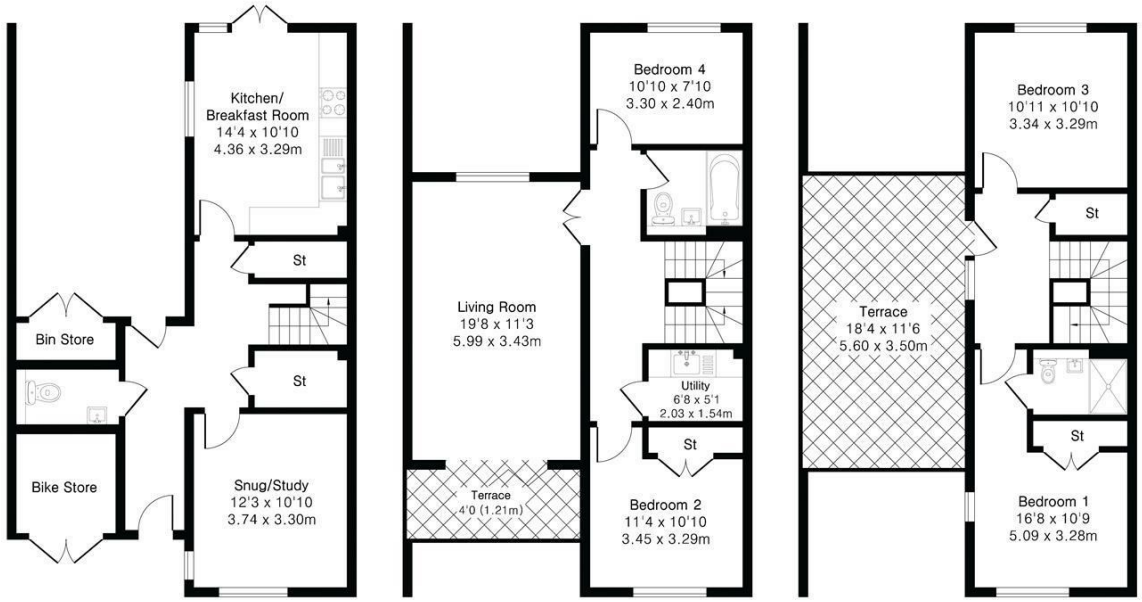




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Approximate Gross Internal Area 1616 sq ft - 150 sq m

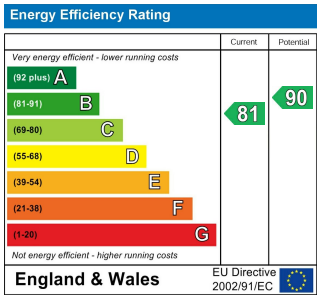
Ground Floor Area 523 sq ft – 49 sq m
First Floor Area 670 sq ft – 62 sq m
Second Floor Area 423 sq ft – 39 sq m



Ground Floor First Floor Second Floor



Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

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.

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