

GRAY TOYNBEE

8 Matthew Parker Close

Landbeach, CB25 9FB

Guide price £500,000

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- Semi-detached bungalow
- Large enclosed garden
- Garage and off-street parking
- Quiet cul-de-sac position







A deceptively spacious three bedroom semi-detached bungalow, extending to approximately 1,232 sq ft, situated at the end of a quiet cul-de-sac in the village of Landbeach.

The accommodation comprises an entrance hall benefitting from useful storage space and providing access to the rear garden and to the main living area. The kitchen is fitted with a range of wall and base units with worksurfaces over, and integrated appliances including an oven, hob, dishwasher and washing machine. The dual aspect living/dining area is flooded with natural light, with patio doors providing direct access to the rear garden.







Off of the main living space are two bedrooms. Both are good sized doubles and benefit from built in storage. The main family bathroom is well appointed with a shower cubicle, basin, WC and heated towel rail.

There is a second living room which is particularly spacious, with patio doors accessing the



rear garden. There is a further double bedroom to the rear of the property along with a shower room.

The property is approached via a driveway providing parking for at least two vehicles and leads to a garage. The rear garden can be accessed via a secure side gate or through the property itself. It is mainly laid to lawn with a patio seating area, mature flowers and shrubs, and a pond.

The property offers versatile accommodation, whether you need space for remote work, a growing family, or multiple generational living, the layout offers flexibility to suit a variety of needs. There is gas central heating, double glazing throughout and is offered with no onward chain.

Landbeach is a well-connected village north of Cambridge, with easy access to the Science and Business Parks, Waterbeach and Cambridge North stations, the A14, and regular bus services. the village has an active community centred around the village hall, and nearby Waterbeach, Milton, and Cottenham offer excellent schools and a range of amenities, including shops, pubs, a gym, and a Tesco superstore.

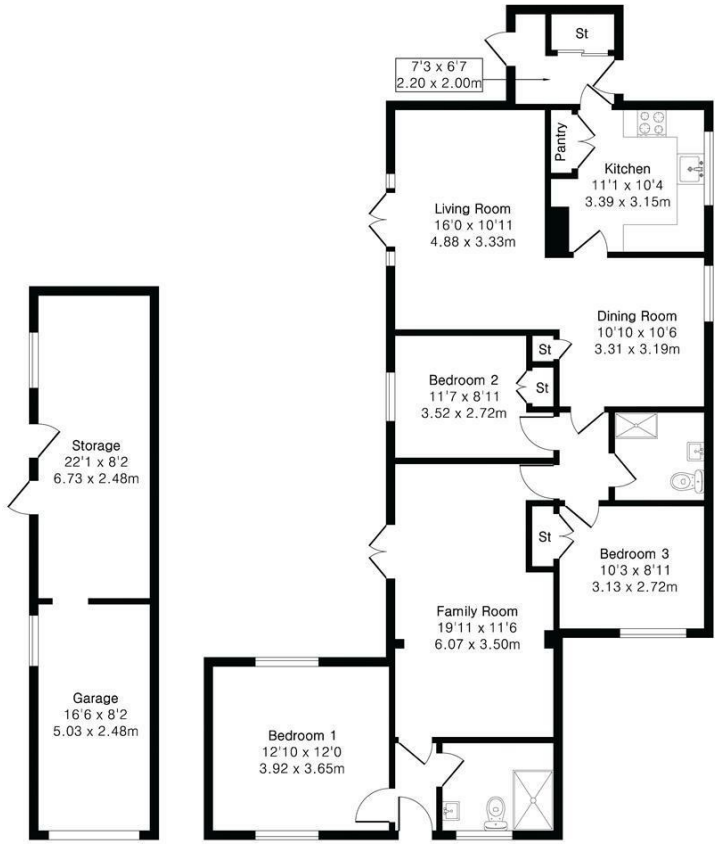
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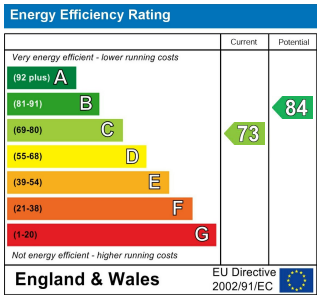
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Approximate Gross Internal Area 1232 sq ft - 114 sq m
(Excluding Garage)
Garage Area 317 sq ft – 29 sq m





Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com