

GRAY
TOYNBEE



133 Bannold Road
Waterbeach, CB25 9LQ

Guide price £700,000



133 Bannold Road

Waterbeach, CB25 9LQ

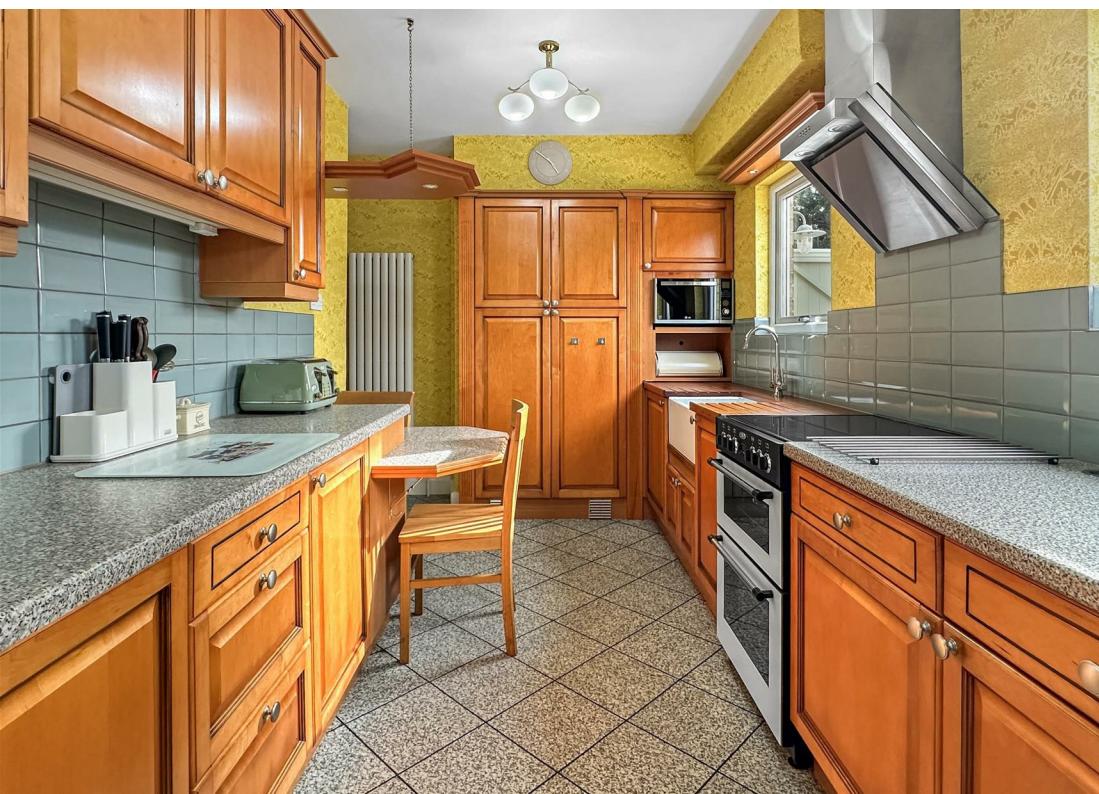
- 3/4 bedrooms
- Versatile property with large plot
- Driveway
- Outbuildings

A spacious three/four-bedroom detached chalet bungalow situated in a non-estate position. Boasting an impressive plot with potential for extending the existing property or possible re-development (subject to the necessary consents) with driveway, double garage and extensive outbuildings.

This family home is generous and versatile. The main reception hall includes a large living room with a bay window and fireplace.

The kitchen/breakfast room connects to a rear lobby/utility room which has space and plumbing for a washing machine and dryer. The kitchen is fitted with attractive wall and base units and wooden work surfaces, and there is space for appliances. A separate dining room overlooks the garden, and there are two double bedrooms and a family bathroom which completes the ground floor.

On the first floor, the landing has plenty of built-in storage, and there is a single bedroom with further dressing area which would also make an excellent study or





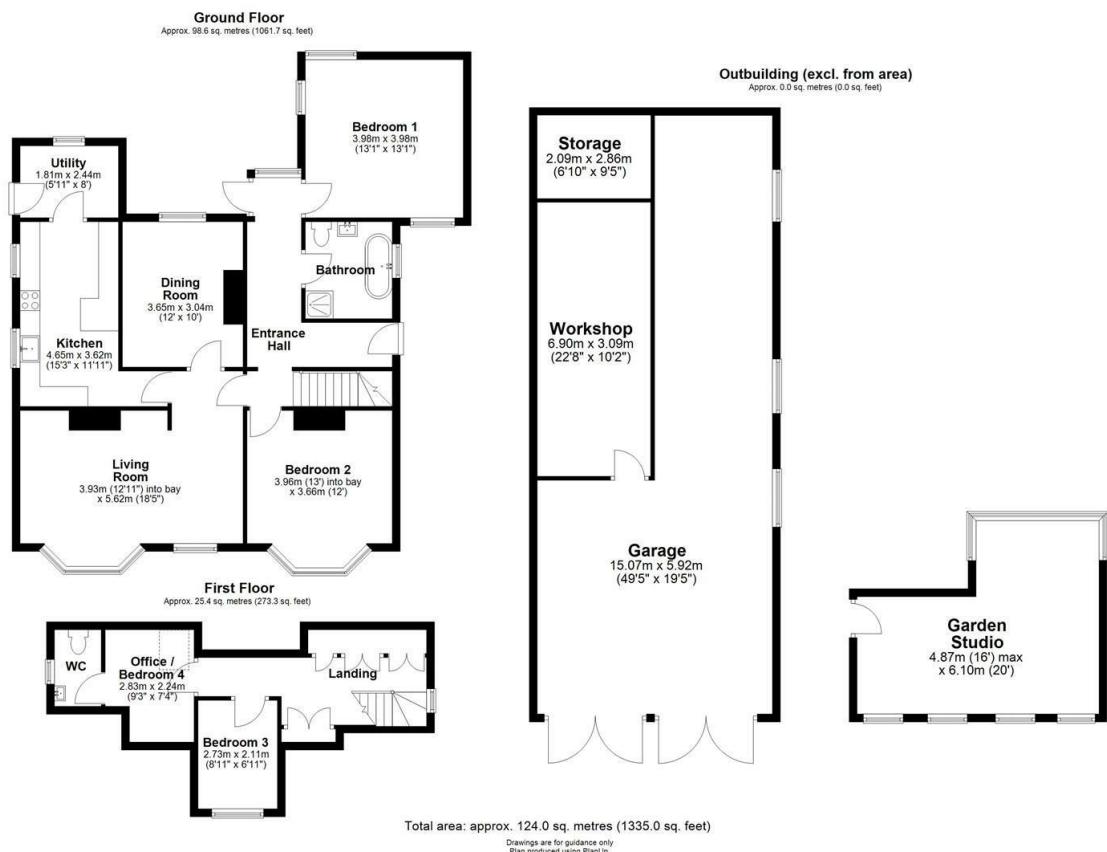
nursery with an en-suite shower room.

Outside, the property is approached via a gated driveway with ample parking leading to a double garage with electric doors with a workshop and WC measuring in all to approx 50x20ft. Gated side access leads to the rear gardens which extend to approximately 1/3rd of an acre which have been beautifully landscaped with an abundance of trees, established planting and well-stocked borders. There are several large timber outbuildings and an enclosed vegetable garden.

Waterbeach is a popular and thriving village, at its center is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge Science Park, and the City, all of which are under 4 miles away. Waterbeach also has a railway station, which makes the village extremely popular with those needing to commute to London and Cambridge. SatNav: CB25 9LQ What3Words: //emerald.cats.chap



Floor Plan

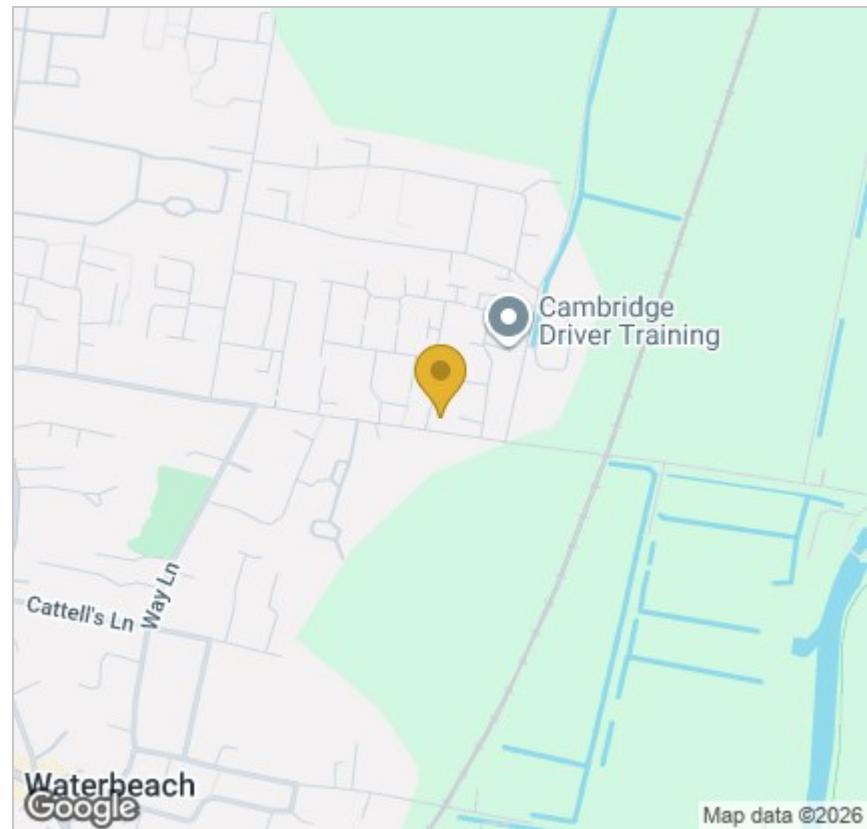


Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

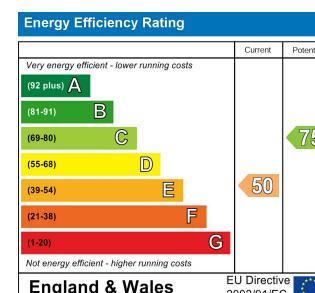
Tenure: Freehold

Council tax band: E

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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