

GRAY  
TOYNBEE



48 Station Road  
Waterbeach, CB25 9HT

Guide price £375,000



# 48 Station Road

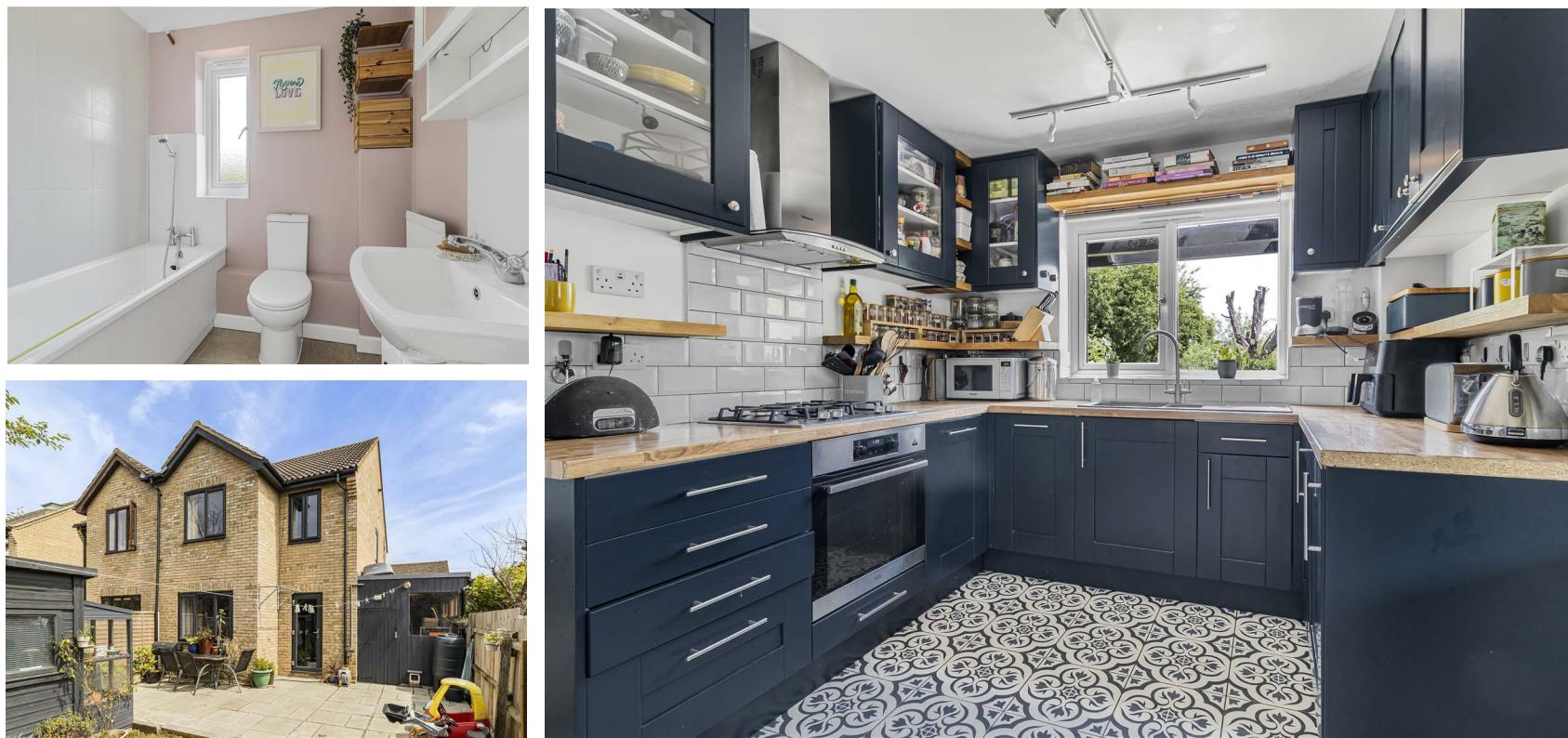
Waterbeach, CB25 9HT

- 3 bedroom house
- Walking distance to Railway Station
- Driveway parking
- South facing garden

A beautifully presented three bedroom semi detached house within walking distance of local amenities and a stones throw from Waterbeach train station.

This 3 bedroom home has been lovingly improved over the years and benefits from a south westerly facing rear garden. The front door leads to a welcoming entrance hall, with a ground floor w/c, access to the kitchen, living room and a useful storage cupboard. The kitchen is flooded with natural light with a window to the front aspect and beautiful tiled flooring which benefits from underfloor heating. There are a range of fitted wall and base units with an integrated washing machine, dishwasher, cooker and hob. Accessed via the kitchen and hallway is a bright and spacious living space with door to garden and space for a dining table.

The ground floor accommodation further benefits from a converted car port, which has been fully enclosed with power and light. This large versatile space is currently being used as a home





gym/storage area and provides useful access to the rear garden.

Upstairs off the landing, are two double bedrooms and one single. The main and second bedroom both benefit from built in wardrobes. The family bathroom is a good size, with a shower over the bath.

Outside, secure side access (via the converted car port) leads to the rear garden which is laid to lawn with a patio area. The rear garden further benefits from a large workshop which is insulated, double glazed and has power and light laid on. This is currently being used as a home office.

To the front of the property is a driveway for 2 cars and a useful brick store.

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.

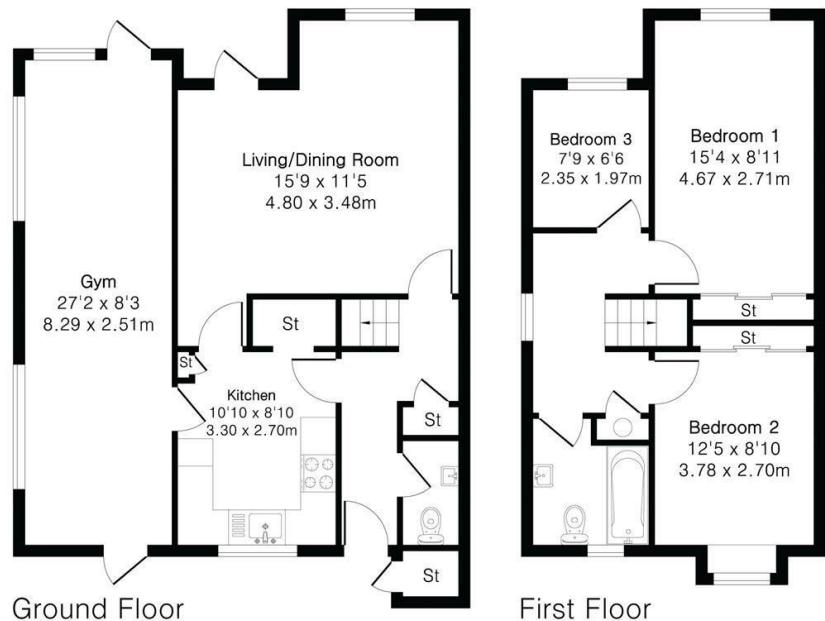


## Floor Plan

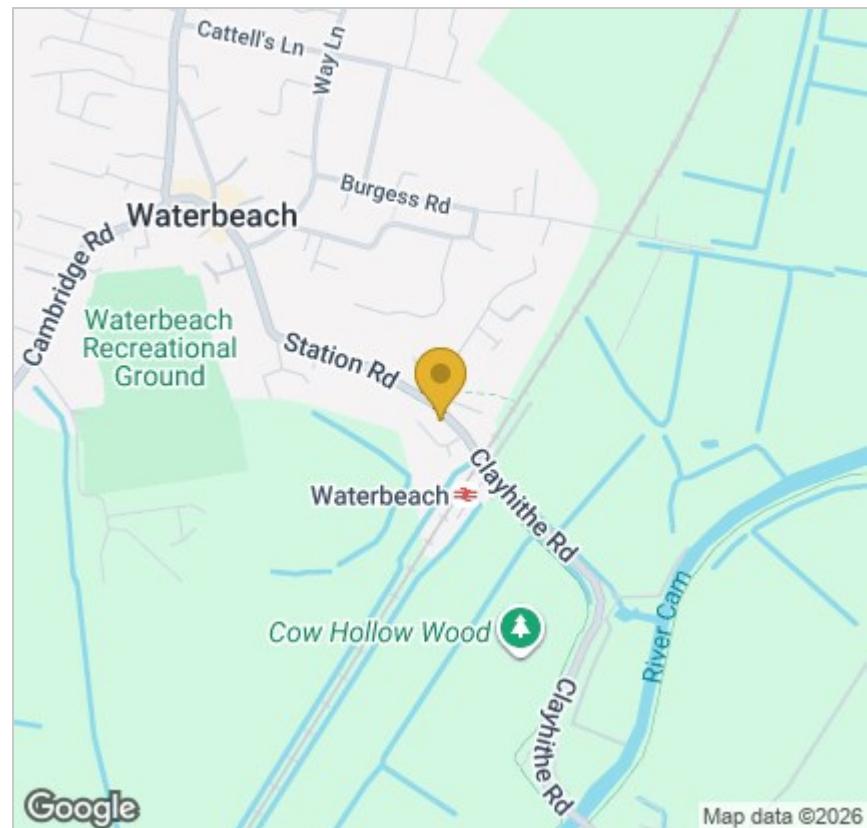
### Approximate Gross Internal Area 1121 sq ft - 104 sq m

Ground Floor Area 678 sq ft - 63 sq m

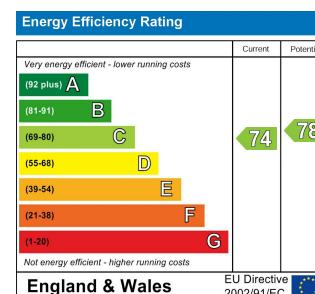
First Floor Area 443 sq ft - 41 sq m



## Area Map



## Energy Efficiency Graph



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: D

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