



Honeysuckle Croft, Ely Road  
Waterbeach, CB25 9NN

**Guide price £495,000**



# Honeysuckle Croft, Ely Road

Cambridge, CB25 9NN

- Character property
- 4 double bedrooms
- Stunning and generous gardens
- Workshop and parking

A spacious and versatile four-bedroom, semi-detached family home with a large garden and garage/workshop.

Honeysuckle Croft extends to over 1600 sqft and the accommodation comprises a rear entrance lobby with a cloakroom. The kitchen/breakfast room is well appointed, and the kitchen is fitted with plenty of wall and base units and worktop space. There is an inset electric hob, an integrated waist height oven and grill, and space for freestanding appliances.

There is a useful utility area/boot room with space for a washing machine and dryer and there is direct access to the back garden.

The dining room opens up to a study area with a generous storage cupboard, and the living room has an open fire with brick surround.

Upstairs the primary bedroom overlooks the front elevation and is a large double with fitted wardrobes and a dressing area. The three further bedrooms are also doubles. There is a spacious





family bathroom with twin basins, a bath and a separate shower. The landing area has been cleverly utilised to create a study/hobby area with bespoke desk and fitted shelving.

Outside the gardens are a very special feature and have been a labour of love for the current vendors, meticulously landscaped to create impressive spaces that can be enjoyed all year round . There are several seating areas and pristine lawns with well-stocked mature borders. There is a greenhouse and various potting and tool sheds along with a detached garage/workshop and a driveway with parking for several vehicles.

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 easy access to the City and those commuting to London. Sat Nav: CB25 9NN  
What3words: ///liver.downcast.central



## Floor Plan

**Approximate Gross Internal Area 1633 sq ft - 152 sq m**

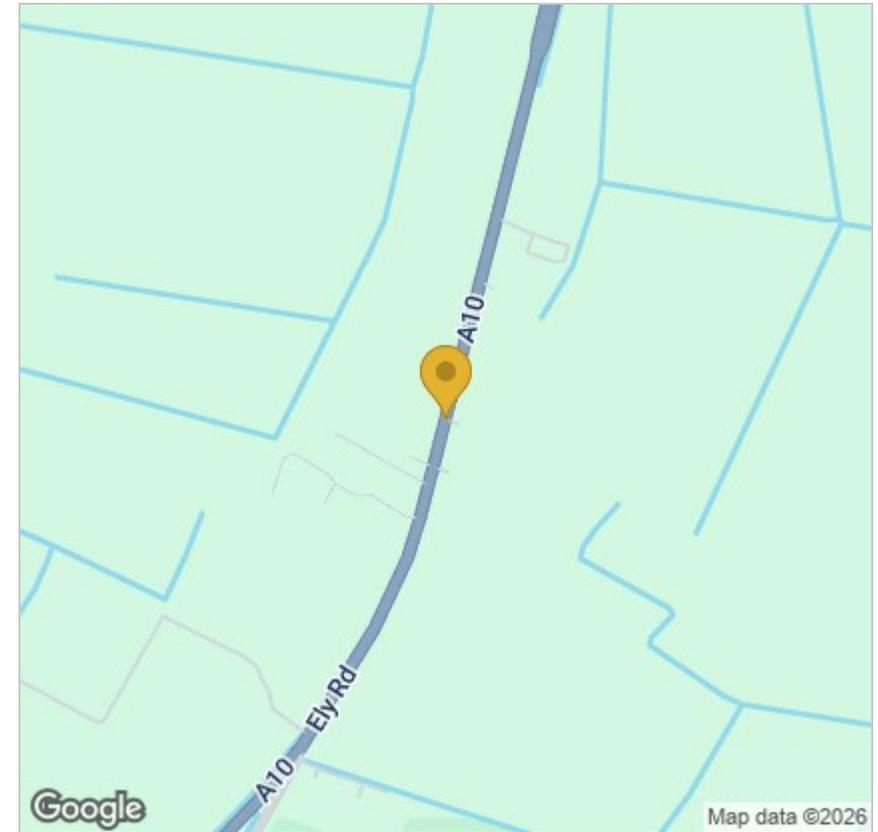
Ground Floor Area 740 sq ft – 69 sq m

First Floor Area 740 sq ft – 69 sq m

Outbuilding Area 153 sq ft – 14 sq m



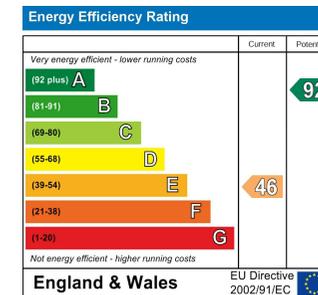
## Area Map



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: C

## Energy Efficiency Graph



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