



28 Greenside
Waterbeach, CB25 9HP
Guide price £375,000

28 Greenside

Cambridge, CB25 9HP

- Period cottage
- Central village location
- Garden studio
- Beautiful presentation

A beautifully presented two-bedroom chocolate box period cottage with an idyllic enclosed rear garden and garden studio, overlooking the village green within walking distance of the local amenities and convenient reach of the train station.

The accommodation has been tastefully updated by the current owners and comprises on entering, a cosy living room with exposed wooden floorboards and a stunning cast iron fireplace and sash window to the front aspect.

The living room leads through to the dining area which boasts a wood burning stove and opens to the kitchen with a part glazed ceiling which floods the room with natural light. The kitchen is fitted with shaker style base units with a ceramic butler sink and space for white goods and there is clever bespoke storage and a lovely seating area.

The family bathroom is a good size, there is a shower over the bath and a utility area with space and plumbing for a washing machine and dryer.





On the first floor are two double bedrooms and the master bedroom has a decorative cast iron fireplace.

Outside, gated side access leads to a pretty rear garden which is beautifully maintained with a large paved terrace leading to lawn. There is also a useful timber shed and a stunning brick built garden studio with further garden 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 easy access to the City and those commuting to London.

Sat Nav: CB25 9HP

What3words: ///scornful.bakers.evolution



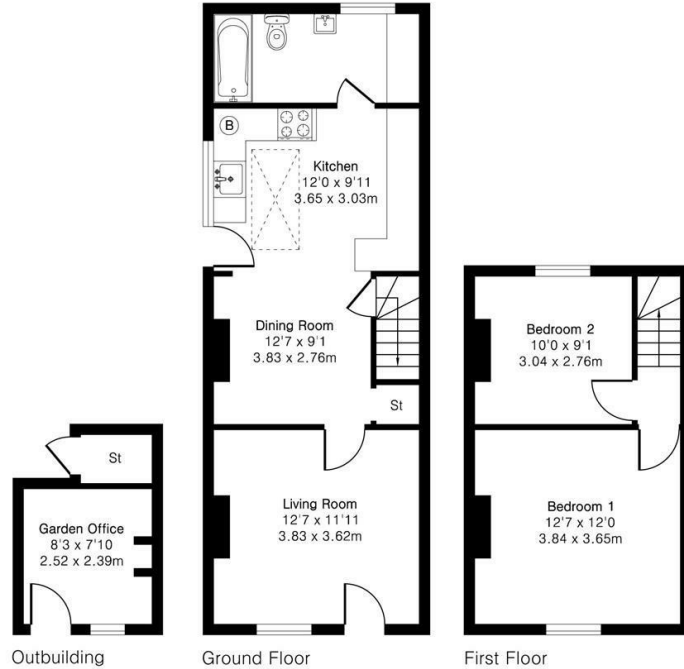
Floor Plan

Approximate Gross Internal Area 818 sq ft - 76 sq m

Ground Floor Area 474 sq ft - 44 sq m

First Floor Area 269 sq ft - 25 sq m

Outbuilding Area 75 sq ft - 7 sq m



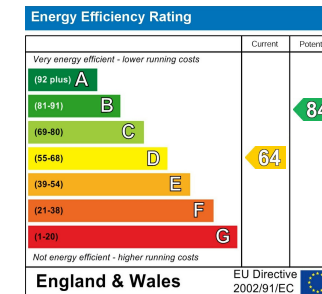
Area Map



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



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 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

