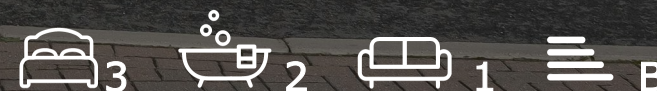




GRAY & TOYNBEE  
01223 864444  
GRAYANDTOYNBEE.COM  
FOR SALE

8 Anglers Way  
Waterbeach, CB25 9RD

Guide price £525,000





## 8 Anglers Way

Waterbeach, CB25 9RD

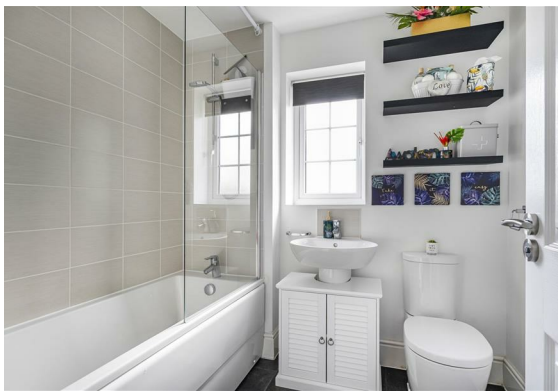
- Fantastic family home
- 3 bedrooms
- Generous garden
- Garage and parking

A beautifully presented three-bedroom detached home with a driveway and garage, ideally situated in a sought-after residential area in the popular village of Waterbeach.

This bright and spacious property offers stylish, modern living, perfect for a growing family. Upon entering, you are welcomed into a lobby that leads into a generous living room, featuring patio doors that open directly onto the rear garden.

To the front of the property is a sleek, contemporary kitchen, fitted with a range of high and low-level units and integrated appliances, including a gas hob with oven, dishwasher, and fridge/freezer. Just off the kitchen is a practical utility room with an adjoining cloakroom and access to the side of the house.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. The primary bedroom is a spacious double with an en-suite shower room. The second bedroom is also a double, while the third is a large single, ideal for a nursery, study, or home office.







Outside, the property is approached via the rear to a large garage with excellent storage and parking to the front. Gated side access leads to a generous walled rear garden, with large paved terrace and lawn with well-stocked borders. There is a useful timber shed and cold water tap.

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.

SatNav: CB25 9RD

What3words: ///insect.taskbar.armrests



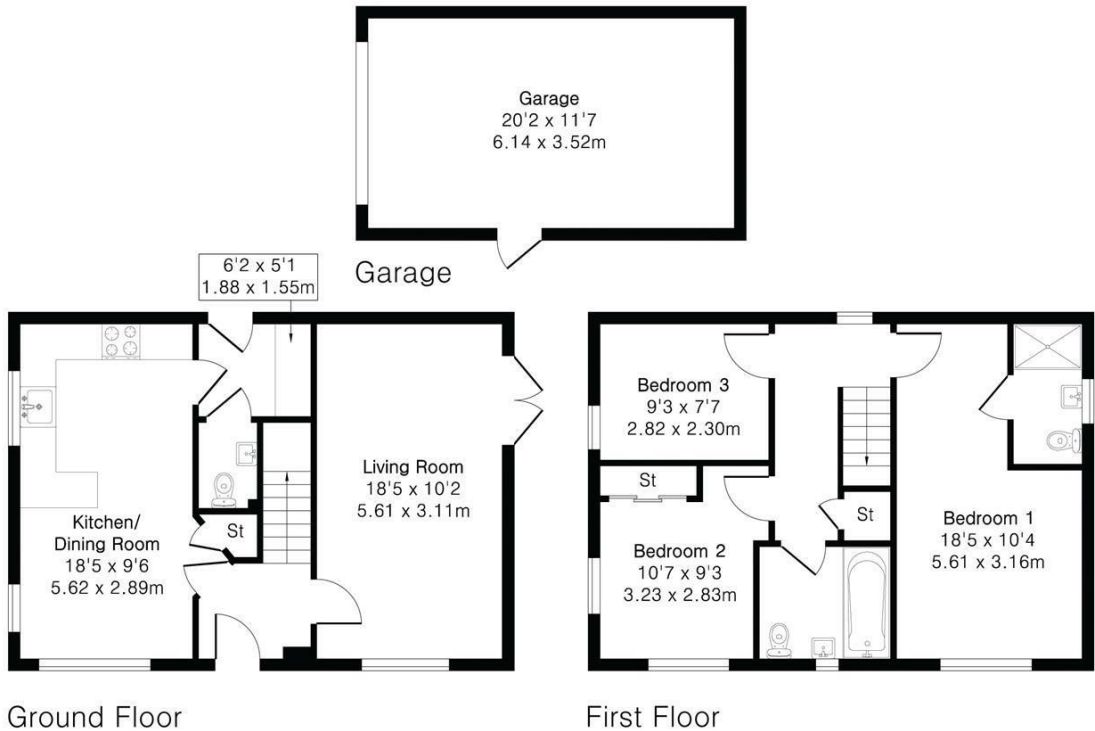


**Approximate Gross Internal Area 976 sq ft - 90 sq m  
(Excluding Garage)**

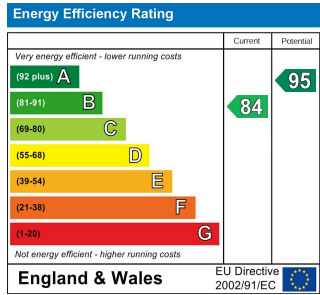
Ground Floor Area 488 sq ft – 45 sq m

First Floor Area 488 sq ft – 45 sq m

Garage Area 233 sq ft – 22 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