



15A Chapel Street  
Waterbeach, CB25 9HR

Guide price **£700,000**

 5  3  2  

## 15A Chapel Street

Waterbeach, CB25 9HR

- Spacious versatile accommodation
- Discreet central village position
- 5 bedrooms and 3 bathrooms

A detached 5-bedroom home with versatile accommodation, perfect for families, in a discreet position overlooking the village playfields, and in the very heart of the village.

This 1872 sq ft chalet has been extended and refurbished by the current owners to create a fabulous family home. The accommodation includes a triple aspect living room with a wood burner and a door to the garden. The kitchen/family room is L-shaped and has a bay window to the front, and is particularly well appointed, having been refitted with high-quality units, with worksurfaces over including a peninsula and breakfast bar. Integrated appliances include an oven, five-ring gas hob, extractor, dishwasher, fridge and a freezer. Off the kitchen is the utility room, which has been refitted to match the kitchen and has a door to the garden. There is also a useful study.

On the ground floor, there are four large bedrooms, three of which have a dual aspect. Both the bathroom and shower room have been refitted to a high specification with vanity basins, attractive walling and towel rails.





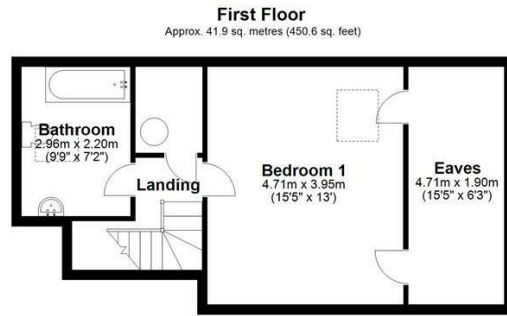
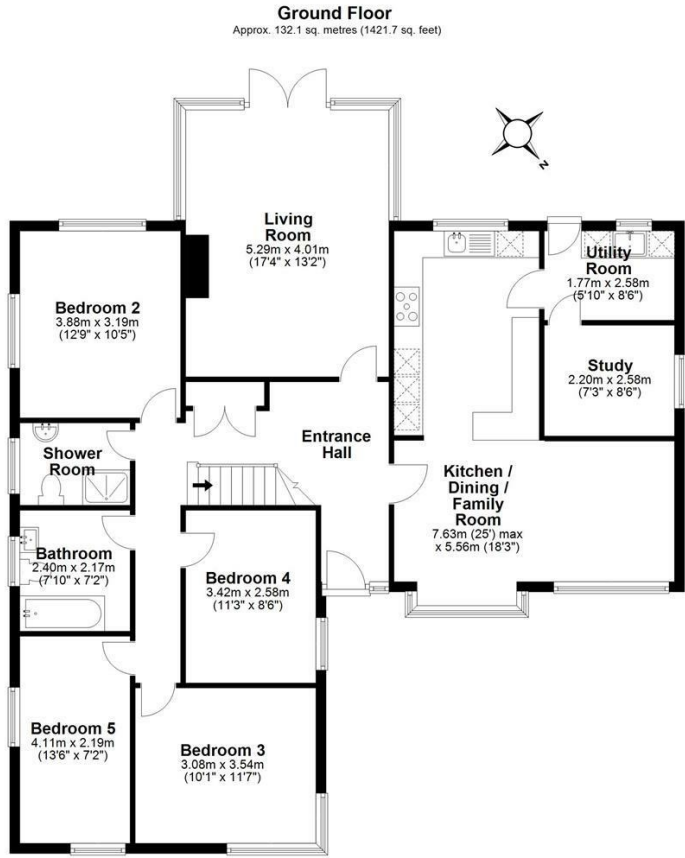
On the first floor is a large double bedroom with extensive walk-in eaves storage, and a bathroom with a WC.

The house has double glazing, with shutters in the kitchen/family room, and gas central heating.

Outside, the house is set back from the road on a small shared, private driveway. There is parking for four cars at the front. Access on either side of the property leads to the rear garden, which is enclosed, private, and well-maintained. There is a patio adjoining the rear of the house. A wide side garden is currently used for a greenhouse and has raised beds and a shed.

Agents note: A management company maintains the shared access, and there is a nominal annual charge, currently in the region of £50 p.a.

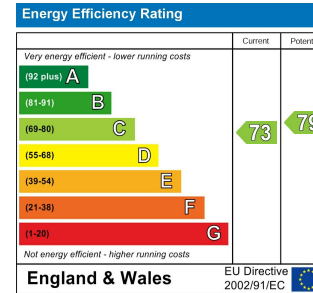




Total area: approx. 173.9 sq. metres (1872.3 sq. feet)



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: F

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