

Kendale Road, Waterbeach, Cambridge, CB25 9QS

CHEFFINS

CHEFFINS

Kendale Road

Waterbeach, Cambridge,
CB25 9QS

4 3 3

£2,450 PCM



- Available Now
- Unfurnished
- EPC: B
- Council Tax Band: TBC
- Air Source Heat Pump
- Off Street Parking
- Garden
- Roof Terrace

A brand-new four-bedroom townhouse within the prestigious CALA development in Waterbeach, finished to a high specification and arranged over three floors. Accommodation includes a kitchen, dining room, cloakroom, utility, sitting room, principle bedroom with en-suite, 3 further double bedrooms, family bathroom and further shower room. The property also benefits from a private roof terrace, front and rear gardens, off-street parking and bicycle store. Unfurnished and available now. We regret no sharers. EPC: B. Council Tax Band: TBC.









LOCATION

Cala at Waterbeach forms part of an exciting new community just six miles north of Cambridge, offering contemporary homes alongside landscaped parks, green spaces, walking and cycling routes, a 23-acre lake and extensive recreational facilities. Waterbeach provides a growing range of local amenities, while Cambridge offers extensive shopping, dining, leisure and cultural attractions. Excellent transport links include trains to Cambridge in around 10 minutes and London King's Cross in just over an hour, with easy road access via the A10 to the A14 and M11. Major employment hubs, including Cambridge Science Park, Cambridge Research Park, Cambridge Business Park and Addenbrooke's Hospital, are also within easy reach.

PORCH
double doors to bicycle store and door to:

ENTRANCE HALL
stairs rising to first floor with cupboard beneath and doors to kitchen, dining room, cloakroom, utility and rear driveway.

KITCHEN
base and wall units, work tops, 1.5 bowl sink, integrated appliances including oven, combination microwave oven, 5 ring induction hob with extractor hood above, fridge freezer and dishwasher and windows to front and side aspects.

DINING ROOM
window to side aspect and further window with door to rear aspect opening to rear garden.

CLOAKROOM
wc, wash basin and window to rear aspect.

UTILITY
base and wall units, work top, sink and space and plumbing for a washing machine and tumble dryer. A washer dryer can be provided.

STAIRS/FIRST FLOOR LANDING
stairs rising to second floor, window to side aspect and doors to sitting room, bedrooms 1 & 4 and bathroom.

SITTING ROOM
windows to front and rear aspects.

BEDROOM 1
built in double wardrobe, window to front aspect and door to:

EN-SUITE SHOWER ROOM
shower enclosure, wc, wash basin with vanity unit below and heated towel rail.

BEDROOM 4
window to rear aspect.

BATHROOM
shower over bath with glass shower screen, wc, wash basin with vanity unit below and heated towel rail.

STAIRS/SECOND FLOOR LANDING
window to side aspect, built in cupboard housing hot water cylinder and doors to bedrooms 2 & 3, shower room and roof terrace.

BEDROOM 2
built in double wardrobe and windows to front and side aspects

BEDROOM 3
window to rear aspect.

SHOWER ROOM
shower enclosure, wc, wash basin with vanity unit below and heated towel rail.













ROOF TERRACE

composite decking and brick parapet and railing balustrades.

OUTSIDE

landscaped garden to the front planted with shrubs, estate fencing and pathway to front porch. Garden and off street parking to the rear with brick paved driveway with access to rear door to entrance hall and garden principally laid to lawn with patio and shrub border with estate fencing.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £565
Deposit - £2826



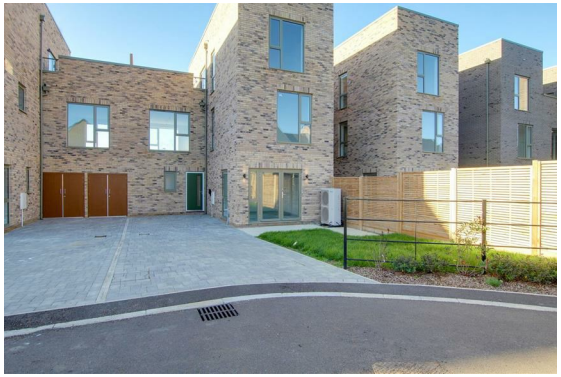




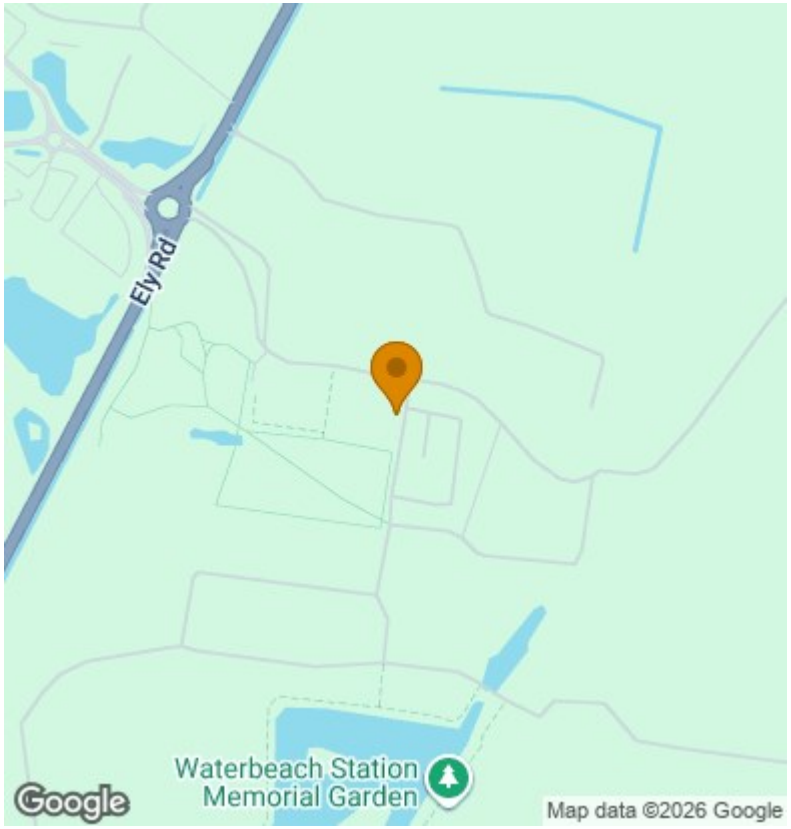






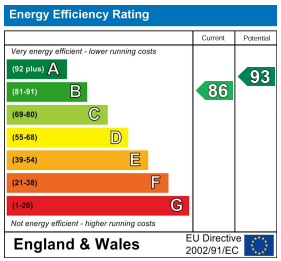








Total area: approx. 151.9 sq. metres (1634.9 sq. feet)



Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.