

20 Station Road
Waterbeach, CB25 9HT

Guide price £385,000



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- No chain
- Convenient village location
- Period features
- Landscaped garden

An attractive two-bedroom mid-terraced period home, with an enclosed rear garden and situated within walking distance of local amenities and offered with no onward chain.

Upon entering, the accommodation opens into a spacious living and dining area, with windows to the front and rear allowing plenty of natural light, along with a log burner. The kitchen is fitted with a range of wall and base units, including an integrated oven, gas hob and dishwasher, with a washing machine and fridge freezer also included. Patio doors from the kitchen provide direct access to the rear garden. The ground floor is completed by a family bathroom, fitted with a bath and shower over, handwash basin, heated towel rail and WC.

Upstairs, the property offers two bedrooms. The principal bedroom enjoys views over the rear garden and includes a built-in wardrobe, along with access to an additional room which can be used as a study, nursery or dressing room. The second bedroom is well-proportioned and features a charming character





fireplace.

The generous rear garden has been beautifully landscaped by the current owners to create a versatile outdoor space. Patio doors from the kitchen open onto a decked seating area, with a pathway leading to a central patio complete with a pergola, ideal for alfresco dining. The garden then extends into a gravelled area with raised flower beds, adding both texture and interest. At the far end, there is a practical timber shed and a gate providing direct access to the recreational ground.

Waterbeach is a vibrant and well-connected village centered around a traditional village green, with a good selection of shops and pubs. The area offers excellent recreational facilities and a well-regarded primary school. Positioned just off the A10, Waterbeach provides convenient access to the A14, Cambridge Science Park, and the city centre, all within 4 miles. The village also benefits from a railway station, making it particularly attractive for commuters to London.

Sat Nav: CB25 9HT

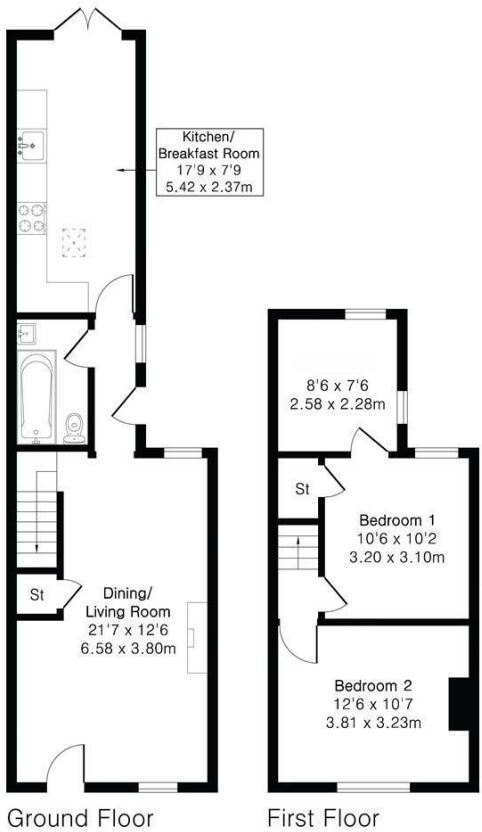
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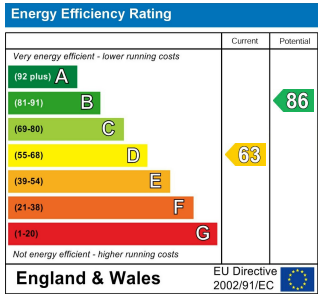
Approximate Gross Internal Area 810 sq ft - 75 sq m

Ground Floor Area 476 sq ft – 44 sq m

First Floor Area 334 sq ft – 31 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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.

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