



GRAY
TOYNBEE



35 Whitmore Way
Waterbeach, CB25 9HS

Guide price £345,000



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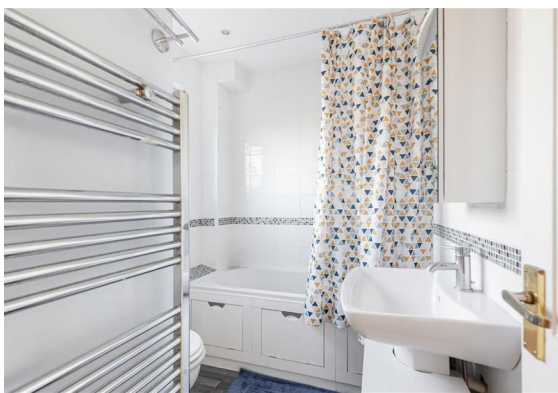
- Two bedrooms
- Allocated parking for two cars
- Enclosed rear garden
- Convenient location

A bright and spacious two-bedroom mid-terraced home, offering off-road parking and an enclosed rear garden, within walking distance of the local amenities and a stone's throw from the train station.

The accommodation comprises on the ground floor, an entrance hall leading through to the extended living/dining room which offers a bright versatile space ideal for family living with patio doors to the rear garden. The kitchen is fitted with wall and base units with work surfaces over, with an integrated double oven, gas hob, dishwasher, fridge freezer and further space and plumbing for white goods.

Upstairs there are two bedrooms, both of which enjoy a rear aspect with scenic far reaching views. The family bathroom is fitted with a bath with a shower over, WC, handwash basin and a heated towel rail.

Outside to the front of the property there is allocated parking for two cars. The south westerly facing rear garden is principally laid to lawn with a





useful timber shed.

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 to commute to London and Cambridge.

SatNav: CB25 9HS

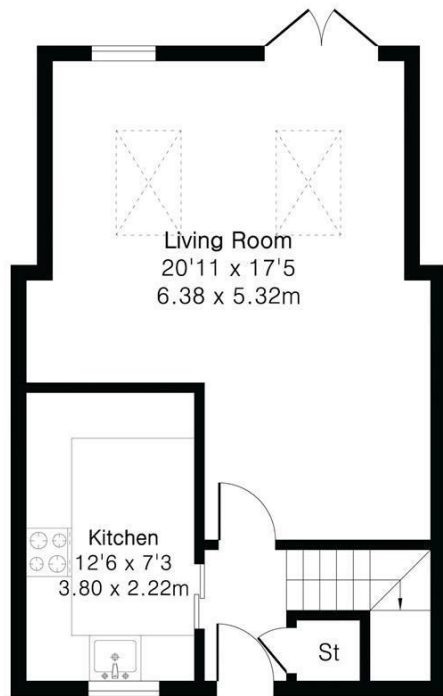
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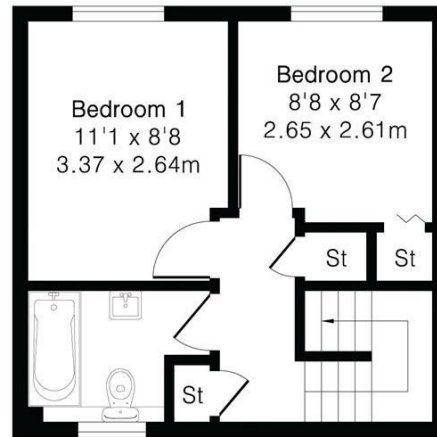
Approximate Gross Internal Area 750 sq ft - 70 sq m

Ground Floor Area 447 sq ft – 42 sq m

First Floor Area 303 sq ft – 28 sq m



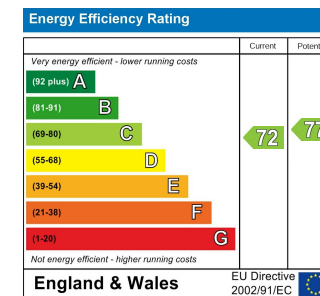
Ground Floor



First Floor



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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