



10 Station Road
Waterbeach, CB25 9HT

Guide price £450,000

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- Three bedrooms
- Period home
- Generous garden
- Convenient village location

A thoughtfully extended three-bedroom mid-terrace period home, with a large enclosed rear garden backing onto the recreation ground, within convenient reach of local amenities and the train station.

The accommodation opens into a welcoming family room, currently utilised as a study, offering ample space for coats and shoes. The living room, featuring a log burner, leads through to the well-appointed kitchen. Fitted with a range of wall and base units with work surfaces over, the kitchen benefits from integrated appliances including an oven, gas hob, washing machine, dishwasher, along with space for additional appliances. Beyond the kitchen, the bright dining room is flooded with natural light from velux windows and patio doors, which provide direct access to the rear garden. A cloakroom completes the downstairs accommodation.

Upstairs, there are three bedrooms. The principal bedroom benefits from a useful built-in cupboard, while the second bedroom enjoys a dual aspect. There is a further single bedroom.





The family bathroom is well fitted with a bath with shower over, WC, basin and heated towel rail.

Outside, the generous rear garden is mainly laid to lawn with patio adjoining the property and gated access provides direct access to the recreational ground.

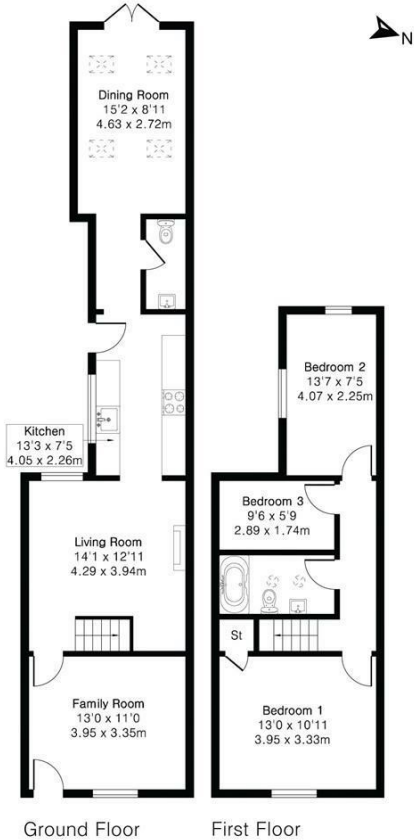
The village of Waterbeach is a popular and thriving village. At its centre is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access 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 9HT

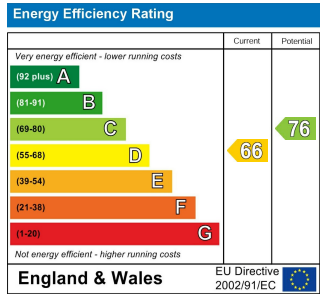
What3words: ///spoons.toads.innovate



Approximate Gross Internal Area 1061 sq ft - 98 sq m
Ground Floor Area 629 sq ft – 58 sq m
First Floor Area 432 sq ft – 40 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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