

GRAY TOYNBEE

19 Abbots Way

Horningsea, CB25 9JN

Guide price £550,000

4 2 1 E

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- Detached family home
- Garage and parking
- Attractive enclosed garden
- Sought after village location

A spacious and versatile four-bedroom detached family home, extending to approximately 1,600 sq ft, situated on a generous corner plot in the sought-after village of Horningsea.

The accommodation begins with a spacious entrance hall featuring a cloakroom and useful understairs storage. The open-plan living and dining room enjoys an abundance of natural light and benefits from an open fireplace, with patio doors opening onto the rear garden. The kitchen, while requiring some updating, is fitted with wall and base units with work surfaces over, with space for a freestanding oven. There is also a utility room offering additional storage, as well as space and plumbing for further appliances.

Upstairs, there are four bedrooms, including a principal bedroom benefiting from an en-suite shower room and views over the rear garden, along with two further double bedrooms and a single bedroom. The family bathroom has been recently refitted with a bath, electric shower over, WC, basin and heated towel rail.















The property is approached via a driveway providing off-street parking for two vehicles and leading to a large garage. The rear garden can be accessed via a secure side gate or through the property itself. It is mainly laid to lawn with a surrounding patio, mature flowers and shrubs and a pond.

The property has oil-fired heating.

Horningsea is a village just north-east of Cambridge, offering a rural setting with good access to the city, Cambridge Science Park and the A14. The A14 provides links to the M11 for onward travel, while nearby Waterbeach station offers regular rail services to London and Cambridge.

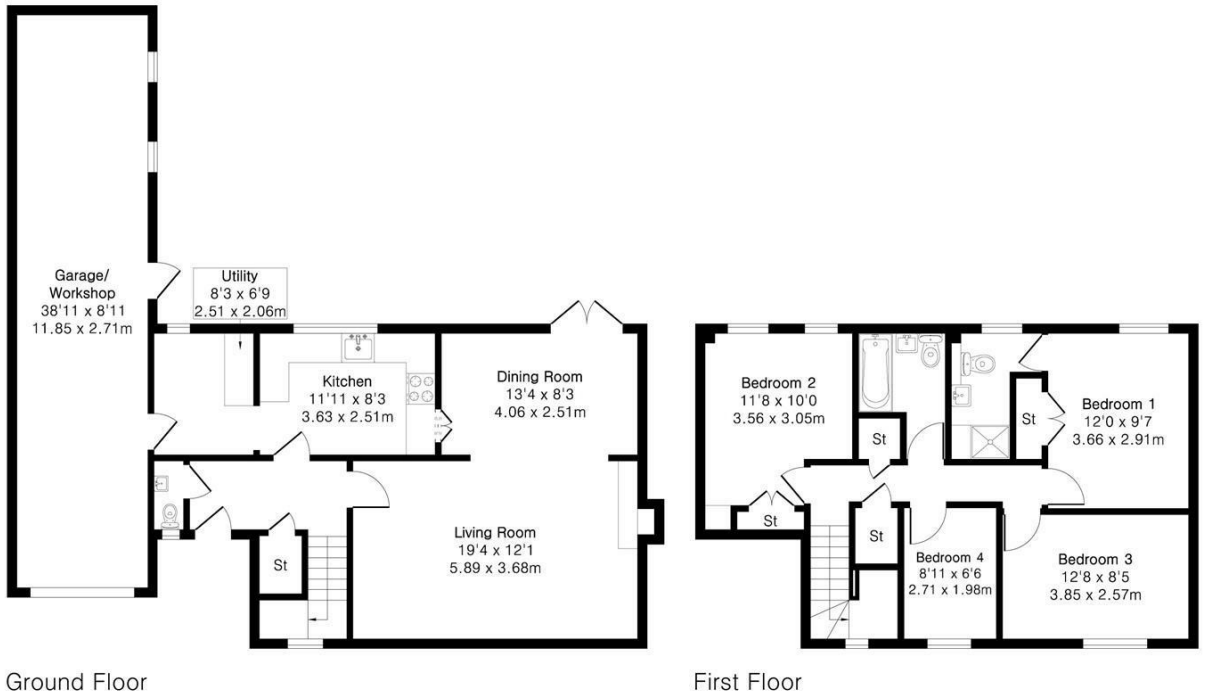
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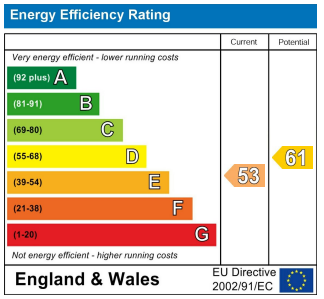
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Approximate Gross Internal Area 1609 sq ft - 149 sq m
(Including Garage)
Ground Floor Area 981 sq ft – 91 sq m
First Floor Area 628 sq ft – 58 sq m





Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

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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