GRAY TOYNBEE

1 Abrahams Close

Landbeach, CB25 9FY

Guide price £350,000

3 1 1 C

1 Abrahams Close

Landbeach, CB25 9FY

- 3 Bedrooms
- Garage And Driveway
- Garden Studio
- Easy Access To Cambridge Science Park

A well presented 3-bedroom semi-detached family house with a garage and garden studio, in a popular location and situated within easy reach of the major commuter links.

The property is in good condition and includes an entrance hallway with direct access to both the kitchen/dining room and living room. The living room is a good size with the stairs leading to the first floor and patio doors to the garden. The kitchen/dining room is a great open space, perfect for entertaining and comprises a range of fitted units with an integrated oven and hob and space for white goods. There is a further access to the garden via a side door or patio doors from the dining area.

Upstairs, off the landing, there are three bedrooms. the master bedroom is a good size and has a built-in wardrobe and enjoys views of the garden. There is a modern shower room which has been refitted.

At the front, there is a driveway for parking as well as a garage. Gated side access leads to the rear garden which is well maintained and also enclosed. There is a

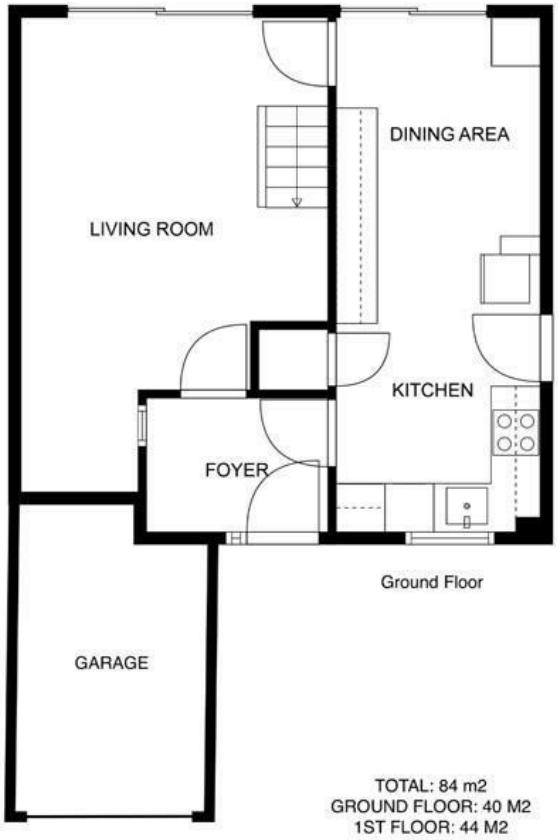
paved terrace, and a lawn area leading to a stylish garden studio with power and light and which is currently being used as a home office by the current vendors.

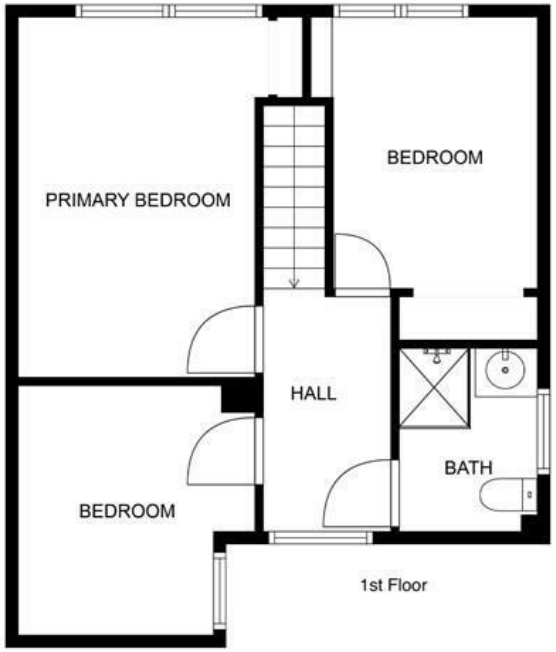
The village of Landbeach is located North of the city with convenient access to the Science and Business Parks, Waterbeach railway station, and Cambridge North railway station, with excellent links to London and the City centre. The Village is well positioned for access to the region's major road networks via the A14. There is a regular bus service and also Milton Park and Ride/City centre route is just a short drive away. In the village itself is a very active social club in the village hall, and the neighbouring village of Waterbeach (1 mile) offers varied local amenities.

WhatThreeWords: ///trickled.stickler.gift

SatNav: CB25 9FY

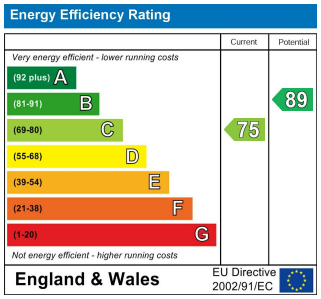
GRAY TOYNBEE





This floorplan is for illustration purposes and is not to scale, all sizes are approximate

Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com