



18 Watermans Road
Waterbeach, CB25 9RP

Guide price £475,000



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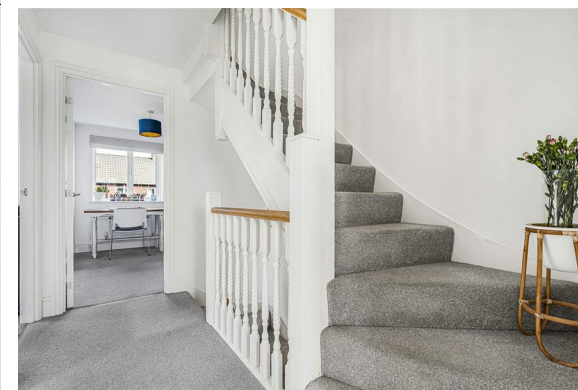
Waterbeach, CB25 9RP

- 4 bedroom townhouse
- Garage and driveway parking
- No through road
- No onward chain

An immaculately presented 4 bedroom townhouse with garage and driveway parking set within the center of this popular development in the village of Waterbeach and offered with no onward chain.

This well-presented family home offers spacious and versatile accommodation set over three floors. The ground floor comprises a welcoming entrance hall with a cloakroom and a useful understairs storage cupboard. The kitchen/dining room enjoys a pleasant front aspect overlooking communal green space and park, and is fitted with a range of wall and base units along with integrated appliances including a gas hob, electric oven, dishwasher, washer dryer, and fridge freezer. To the rear, the family living room provides a comfortable space, with patio doors opening onto the garden.

On the first floor, there are three bedrooms, including two generously sized doubles (both benefiting from dual aspects) and a further single bedroom, ideal as a nursery or home office. A family bathroom serves this floor, featuring a WC, wash basin, and a bath with shower over.





The second floor is dedicated to a bright and spacious master suite, enjoying views to the front and additional natural light via a rear Velux window. The suite is complemented by a well-proportioned en-suite shower room with shower enclosure, WC, wash basin, and a heated towel rail.

Outside, the property is situated on a private no-through road and benefits from a driveway providing off-road parking for three vehicles. A detached garage, with power and lighting, offers excellent potential for a variety of uses (subject to the necessary consents). The rear garden is mainly laid to lawn, bordered by fruit-bearing trees, with a patio seating area and gated side access to the driveway, along with a garden shed discreetly positioned behind the garage.

Agents note- There is an annual service charge of approx £215 per annum.

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.

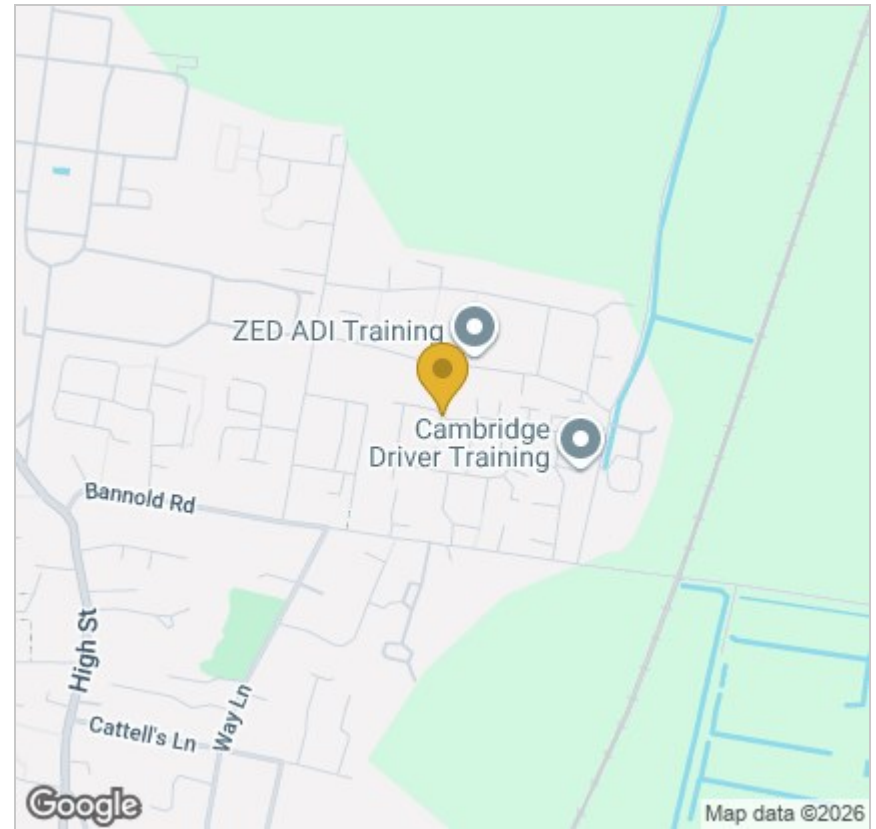
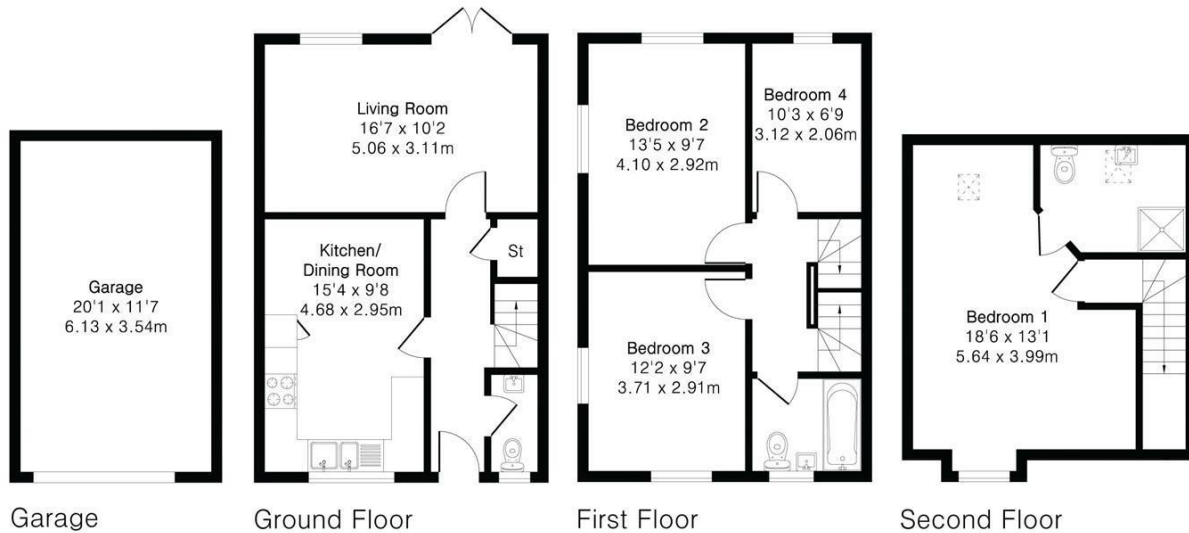
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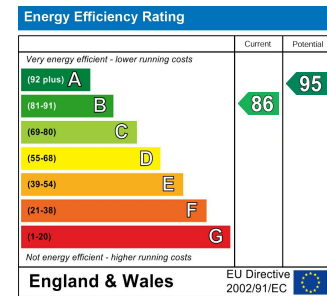


**Approximate Gross Internal Area 1174 sq ft - 109 sq m
(Excluding Garage)**

Ground Floor Area 431 sq ft – 40 sq m
 First Floor Area 431 sq ft – 40 sq m
 Second Floor Area 312 sq ft – 29 sq m
 Garage Area 234 sq ft – 22 sq m



Energy Efficiency Graph



Tenure: Freehold
 Council tax band: D

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