

18 Watermans Road
Waterbeach, CB25 9RP
Guide price £475,000

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- 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.

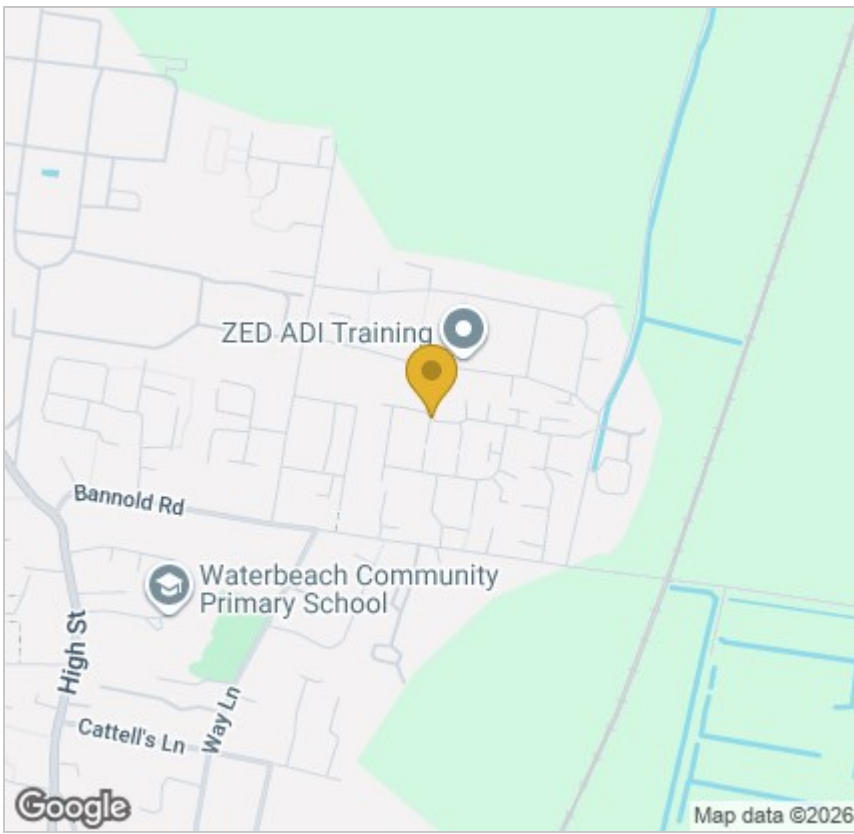
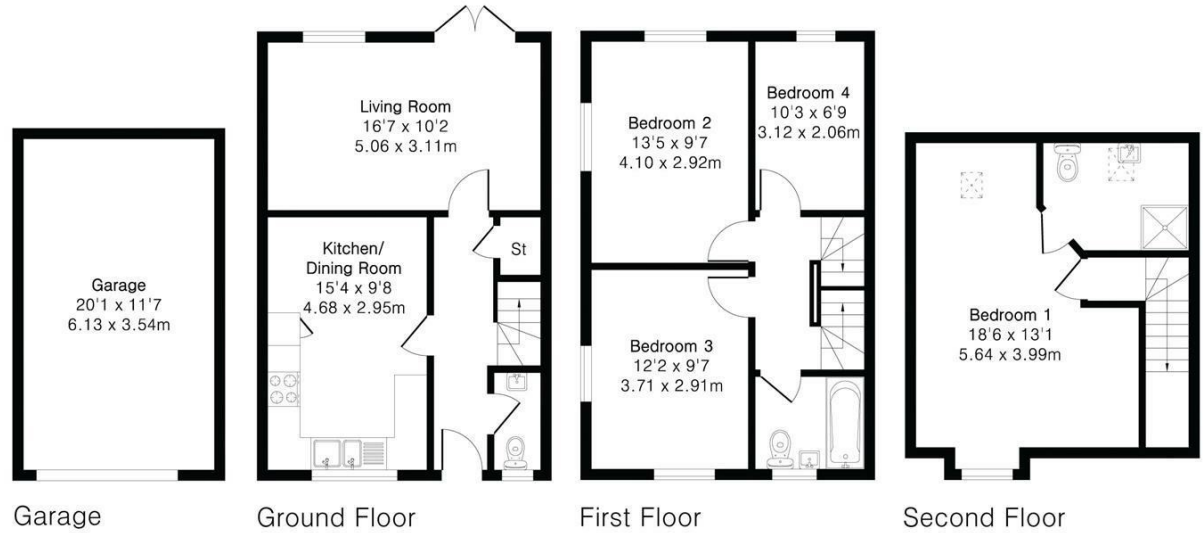
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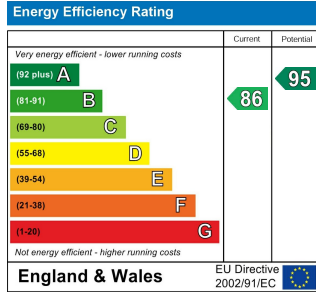


**Approximate Gross Internal Area 1174 sq ft - 109 sq m
(Excluding Garage)**

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

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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