

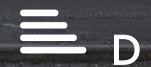


GRAY  
TOYNBEE



20 Station Road  
Waterbeach, CB25 9HT

Guide price £395,000



## 20 Station Road

Waterbeach, CB25 9HT

- No chain
- Convenient village location
- Period features
- Landscaped garden

An attractive three-bedroom mid-terraced period home, with an enclosed rear garden and situated within walking distance of local amenities and offered with no onward chain.

Upon entering, the accommodation opens into a spacious living and dining area, with windows to the front and rear allowing plenty of natural light, along with a log burner. The kitchen is fitted with a range of wall and base units, including an integrated oven, gas hob and dishwasher, with a washing machine and fridge freezer also included. Patio doors from the kitchen provide direct access to the rear garden. The ground floor is completed by a family bathroom, fitted with a bath and shower over, handwash basin, heated towel rail and WC.

Upstairs, the property offers three bedrooms. The principal bedroom enjoys views over the rear garden and includes a built-in wardrobe, along with access to a third single bedroom, currently used as a study. The second bedroom is well-proportioned and features a charming character fireplace.





The generous rear garden has been beautifully landscaped by the current owners to create a versatile outdoor space. Patio doors from the kitchen open onto a decked seating area, with a pathway leading to a central patio complete with a pergola, ideal for alfresco dining. The garden then extends into a gravelled area with raised flower beds, adding both texture and interest. At the far end, there is a practical timber shed and a gate providing direct access to the recreational ground.

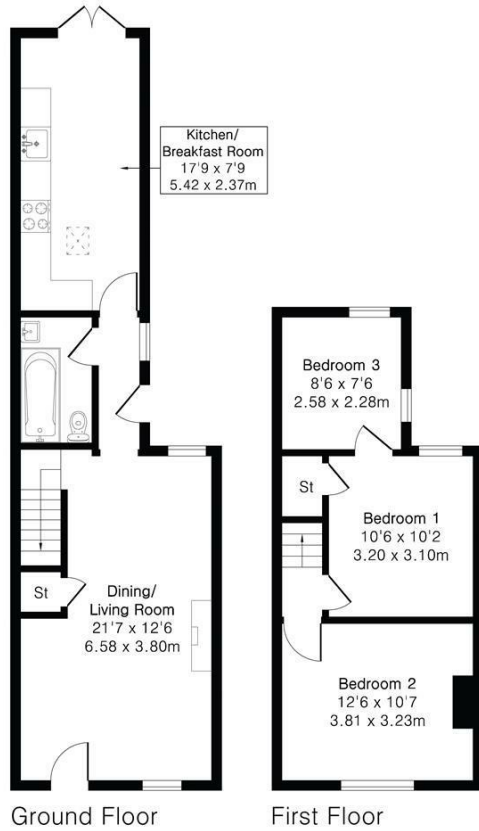
Waterbeach is a vibrant and well-connected village centered around a traditional village green, with a good selection of shops and pubs. The area offers excellent recreational facilities and a well-regarded primary school. Positioned just off the A10, Waterbeach provides convenient access to the A14, Cambridge Science Park, and the city centre, all within 4 miles. The village also benefits from a railway station, making it particularly attractive for commuters to London.

Sat Nav: CB25 9HT

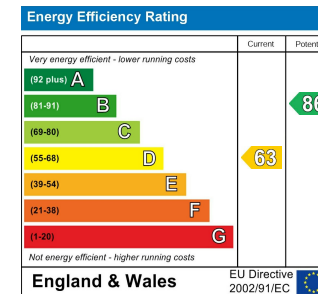
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**Approximate Gross Internal Area 810 sq ft - 75 sq m**  
 Ground Floor Area 476 sq ft – 44 sq m  
 First Floor Area 334 sq ft – 31 sq m



## Energy Efficiency Graph



Tenure: Freehold  
 Council tax band: C

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