



39 Way Lane
Waterbeach, CB25 9NQ

Guide price £400,000



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- 3 bedroom detached bungalow
- Corner plot
- South West facing rear garden
- Driveway parking
- No onward chain

A spacious three-bedroom detached bungalow situated on an enviable corner plot, in need of sympathetic refurbishment throughout, with driveway, partially converted garage and a south westerly facing rear garden.

The accommodation is generous, and although in need of refurbishment, is thoughtfully laid out. The entrance hall leads to a large living room with electric fire and patio doors to the rear garden. The kitchen/dining room is a good size and is separated by a breakfast bar. The kitchen is well fitted with the original units and there is a useful utility room off, with a separate WC, and providing side access to the driveway.

Off of the inner hallway are 3 bedrooms, two of which are good size doubles and a further single. Two of the bedrooms also benefit from built in wardrobes. There is a family bathroom with bath, WC and sink.

Outside the fully enclosed garden is laid mainly to lawn with various trees and shrubs. There is a garage which has been partially converted with power and light and boarding, ideal for use as a home





office. There is driveway parking to the front and side and the property enjoys a south westerly facing aspect.

The village of 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 and Cambridge.

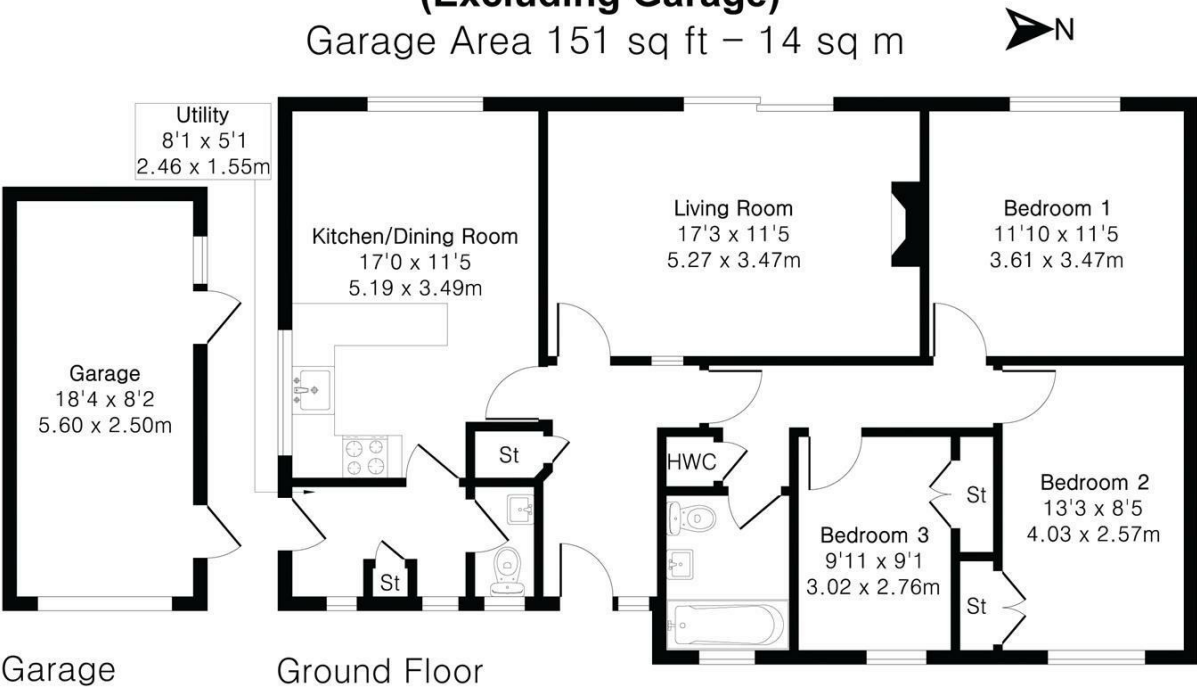
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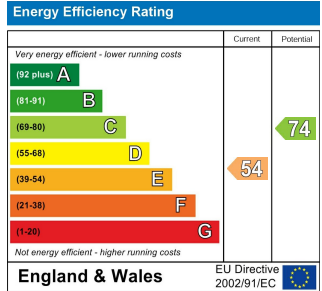


**Approximate Gross Internal Area 994 sq ft - 92 sq m
(Excluding Garage)**

Garage Area 151 sq ft – 14 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band:

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