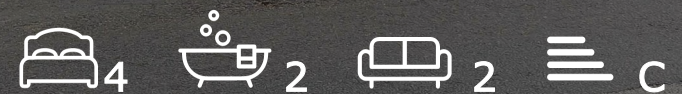




8 High Street  
Waterbeach, CB25 9HN

Guide price £450,000



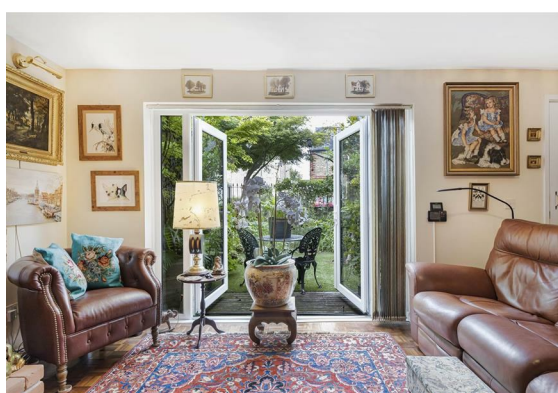
## 8 High Street

Waterbeach, CB25 9HN

- Spacious four bedroom home
- Garage and private parking
- Beautifully presented gardens
- Ideal village location

An individual, spacious 4-bedroom home with beautifully kept and low to maintain front and rear gardens, a garage and off-street parking just a short stroll away from the local amenities and village green.

The property is in excellent condition and the accommodation comprises on the ground floor an entrance hall which leads to a wet room and an open plan living/dining area which has pleasant views and access via patio doors to the front garden. There is an impressive kitchen/breakfast room which links to a utility area and has extensive wall and base units with an integrated oven and an inset gas hob. There is space for an American style fridge/freezer, a dishwasher, washer and dryer. There is also a useful larder cupboard and plenty of space for a breakfast table. Off the kitchen is a study with direct access to the rear garden.





Upstairs there are 4 bedrooms, of which 3 are double, and a good sized single bedroom. The bathroom is fitted with a white suite with a shower over the bath and tiled surround, pedestal basin, and WC.

You approach the home via a gated pathway to the front door, with a beautifully stocked front garden which benefits from an automatic sprinkler system. The rear courtyard garden also has gated access via a parking space and the garage and is a wonderful space enjoying a high degree of privacy. The area is paved and there is a pond and a fantastic BBQ area.

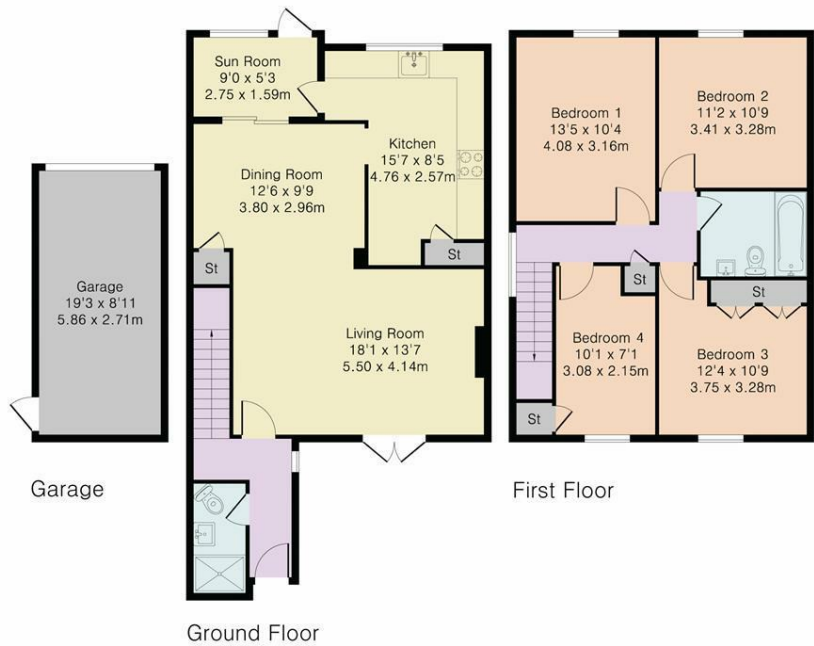
The house has gas central heating, double glazing and a new EV charging point.

Waterbeach is a popular and thriving village, at its center 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 a short walk from the property. 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.



Floor Plan

Approximate Gross Internal Area 1462 sq ft – 136 sq m  
Ground Floor Area 679 sq ft – 63 sq m  
First Floor Area 612 sq ft – 57 sq m  
Second Floor Area 171 sq ft – 16 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



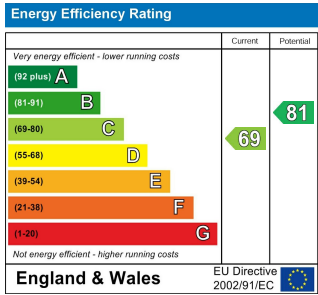
Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: DD

Area Map



Energy Efficiency Graph



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 Office: 154-156 Victoria Road, Cambridge CB4 3DZ  
Tel: 01223 439 888 Email: [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU  
Tel: 01223 949 444 Email: [waterbeach@grayandtoynbee.com](mailto:waterbeach@grayandtoynbee.com)

