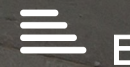




39 Way Lane
Waterbeach, CB25 9NQ

Guide price £450,000



39 Way Lane

Waterbeach, CB25 9NQ

- 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.

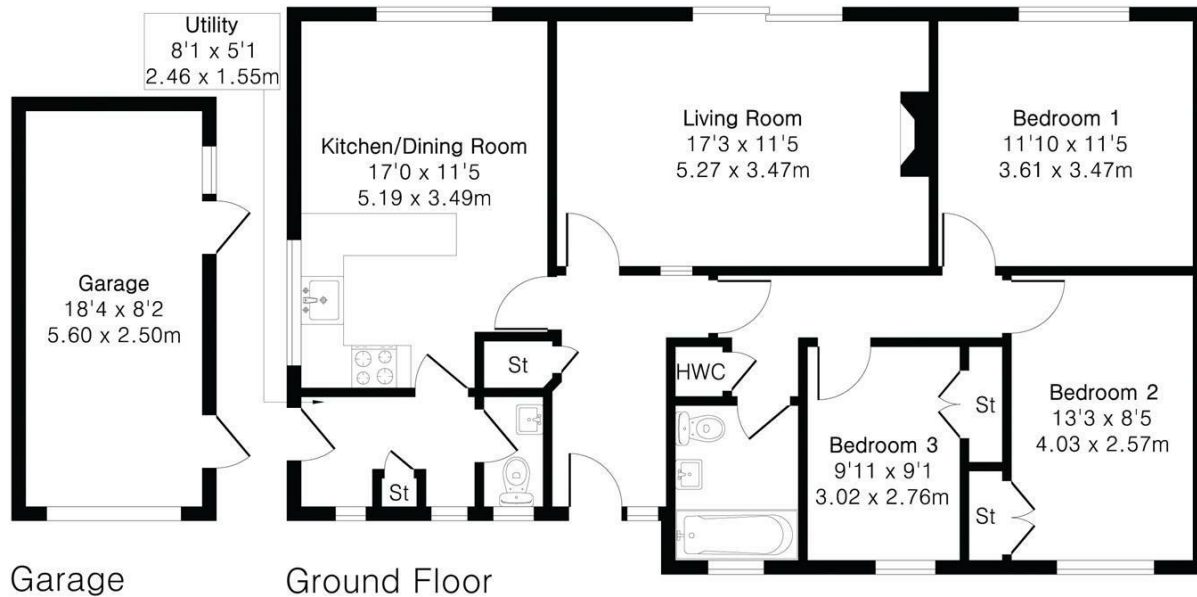
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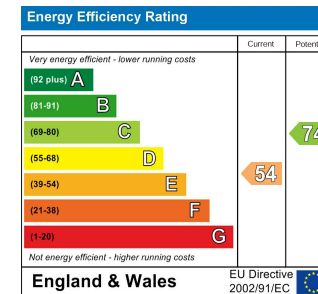


**Approximate Gross Internal Area 994 sq ft - 92 sq m
(Excluding Garage)**

Garage Area 151 sq ft - 14 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band:

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.