



40 Cambridge Road  
Waterbeach, CB25 9NJ

**Guide price £725,000**



## 40 Cambridge Road

Waterbeach, CB25 9NJ

- Spacious family home set in a generous plot
- 5/6 bedrooms
- Versatile accommodation
- 4 bathrooms

A spacious and versatile 5/6 bedroom detached family home of approximately 2320 sq.ft of well-appointed accommodation, situated in a non-estate position and within convenient reach of the village amenities and train station.

This family home boasts lots of potential for further improvement, and could be extended or reconfigured (subject to the necessary consents).

On the ground floor is a generous living/dining room with a double aspect and gas fire set in exposed brickwork and the staircase is central to the room. Off the living/dining room is a study which could be used as a 6th bedroom with a shower room next door, there is also a separate utility room with ample floor and base units and access to the side of the property. The kitchen/breakfast room is fitted with traditional style wall and base units with work surfaces over, and space for white goods. This opens to a family room and runs the width of the property with a patio door to the garden





terrace.

On the first floor is a large gallery landing with 4 excellent double bedrooms and a good-sized single. The master benefits from fitted wardrobes and an ensuite shower room, there are also two further family bathrooms.

Outside, the property is approached via a driveway with ample parking and a large detached garage/workshop. The rear garden is a special feature and particularly generous with a large lawn and beautifully stocked flower and shrub borders. There is a patio area adjacent to the house and a timber garden studio with power and light.

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. 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. SatNav: CB25 9NJ What3Words: [///rationed.trading.nowadays](https://www.what3words.com/rationed.trading.nowadays)



Floor Plan

Approximate Gross Internal Area 2320 sq ft - 216 sq m  
(Excluding Garage & Outbuilding)  
Ground Floor Area 1160 sq ft – 108 sq m  
First Floor Area 1160 sq ft – 108 sq m  
Garage Area 419 sq ft – 39 sq m  
Outbuilding Area 81 sq ft – 8 sq m



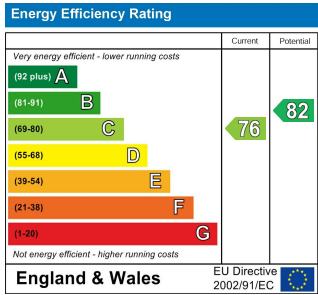
Area Map



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: F

Energy Efficiency Graph



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