



12 High Street
Waterbeach, CB25 9JU

Guide price £425,000

12 High Street

Waterbeach, CB25 9JU

- Central village location
- Garage and off-road parking
- Walking distance from the village green and railway station
- Enclosed Garden

An immaculately presented and deceptively spacious 4-bedroom link-detached 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, and within easy reach of the train station and commuter links.

The property is in excellent condition and the accommodation comprises on the ground floor a bright entrance hall with understairs storage cupboard and cloakroom.

The kitchen is well appointed and fitted with attractive wall and base units with plenty of space for white goods. The dining area is open to the kitchen and french doors open out to the garden. The living room is particularly generous and boasts lots of natural light. There is a useful utility/boot room with excellent storage and space for a washing machine and tumble dryer, and a door to the garden.

Upstairs there are 4 bedrooms, of which 3 are doubles, and a good





sized single bedroom. The family bathroom is fitted with a white suite with a shower over the bath and tiled surround, pedestal basin, and WC and there is a large storage cupboard.

Outside, the property is approached via a driveway leading to a single garage. The front garden is immaculate with well stocked shrub and floral borders. Gated side access leads to the rear garden which is enclosed by quality wooden fencing and there is useful outside storage. There is a lovely patio area adjacent to the property and a lawn.

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, 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. Sat Nav: CB25 9JU What3Words: [///lends.hamster.blotches](https://www.what3words.com/#!/lends.hamster.blotches)

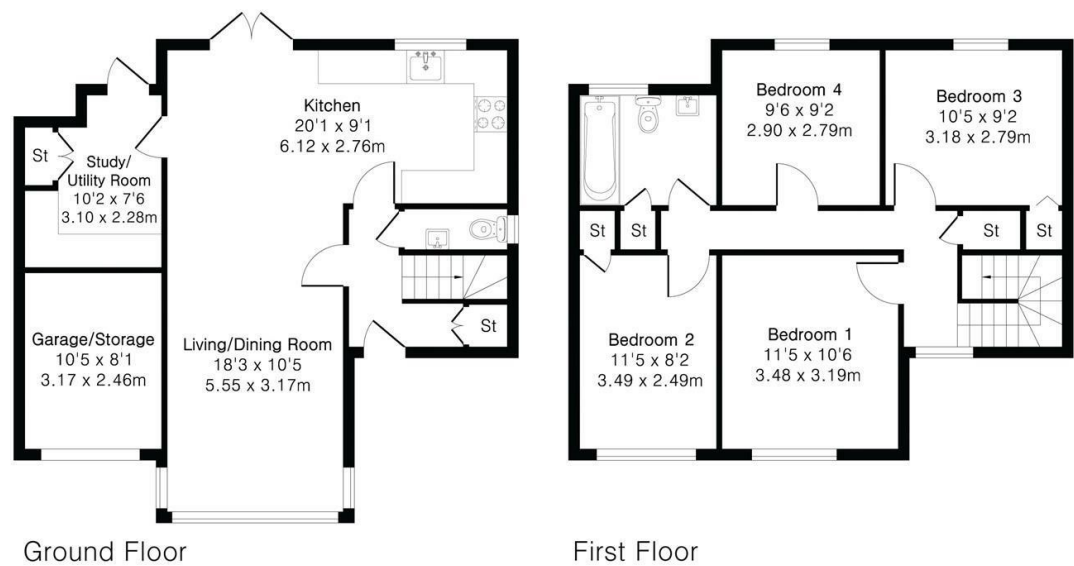


Floor Plan

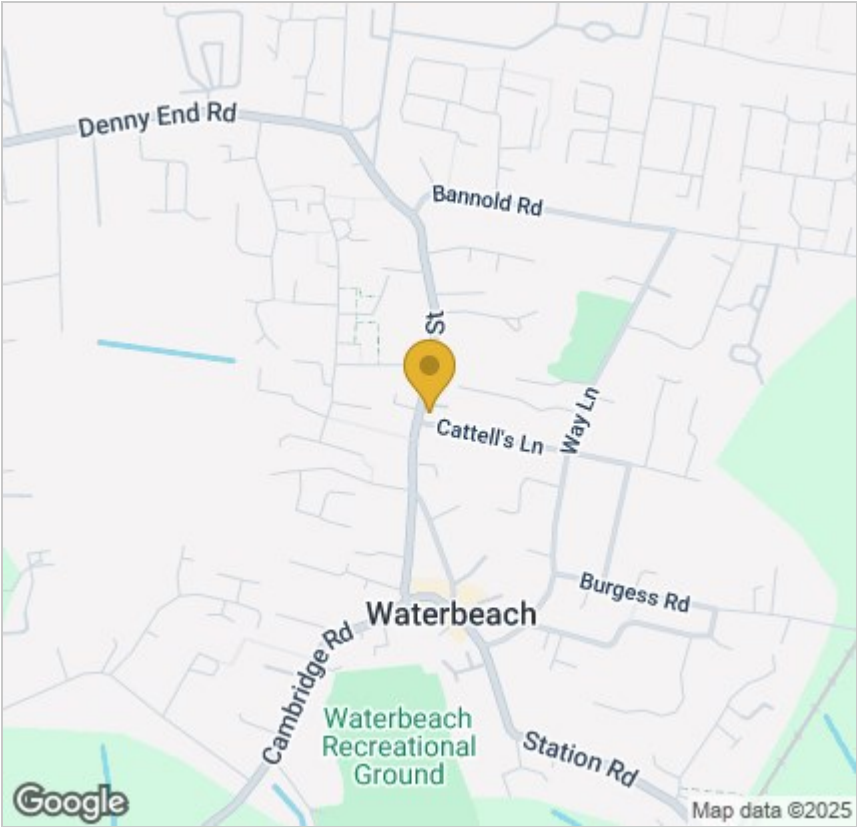
Approximate Gross Internal Area 1212 sq ft - 113 sq m

Ground Floor Area 622 sq ft – 58 sq m

First Floor Area 590 sq ft – 55 sq m



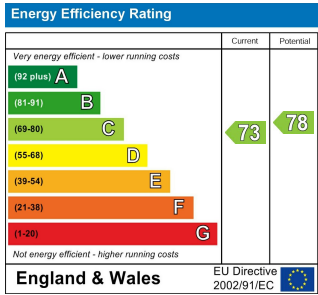
Area Map



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: D

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

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

