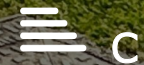




4 Templar Walk  
Waterbeach, CB25 9LU

**Guide price £469,950**



## 4 Templar Walk

Waterbeach, CB25 9LU

- Spacious Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Impressive Kitchen/Dining Room
- Generous Gardens
- Allocated Parking For 2 Vehicles

A beautifully presented, light, and spacious 4-bedroom semi-detached family home with a generous garden and allocated off-street parking. The property is in excellent condition and the accommodation comprises on the ground floor an entrance hall which leads to both the cloakroom and living area which has a pleasant aspect to the rear garden and an impressive kitchen/dining room with a triple aspect which is fitted with extensive modern wall and base units and integrated Zanussi appliances, there is also 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 pathway to the front door with a front garden that overlooks an immaculately maintained communal green area, which provides a perfect playing space for children due to the lack of





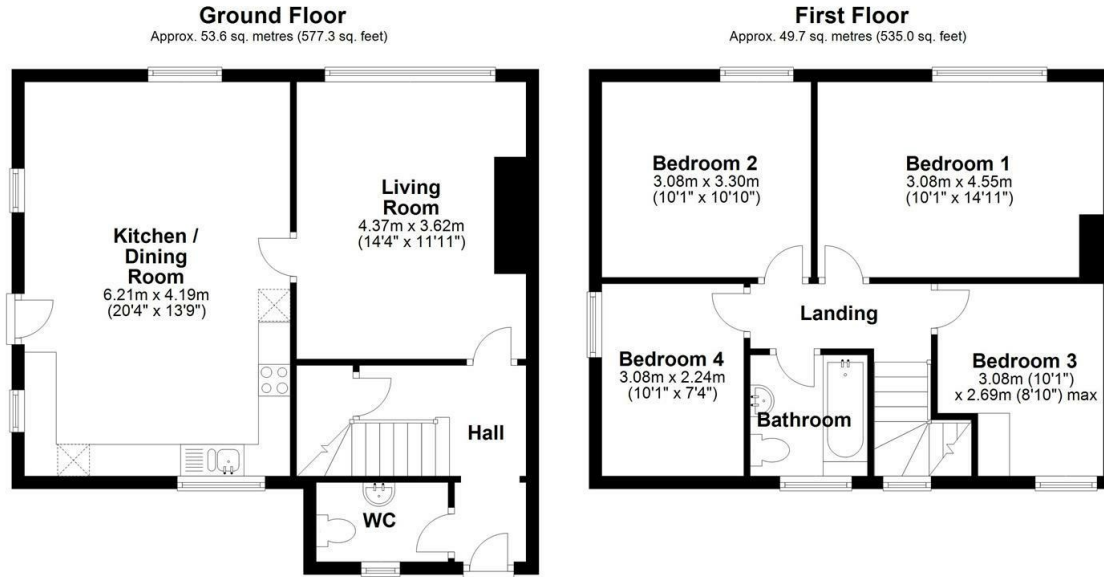
traffic, with a further wildflower garden. There is a well-stocked front garden with a lawn area and beautifully maintained borders. Gated side access leads to the rear of the property where there is a generous garden with a paved patio and further raised decked seating area enjoying shade from an established Hawthorn Tree and benefitting from sun in the late afternoon and evenings with a view of the pretty plum tree. There is a useful timber shed on hard standing. The garden is enclosed by timber fencing and there is allocated off-street parking for two vehicles just a short walk away.

The house has gas central heating and double glazing.

What3Words: ///spends.hairpin.wager



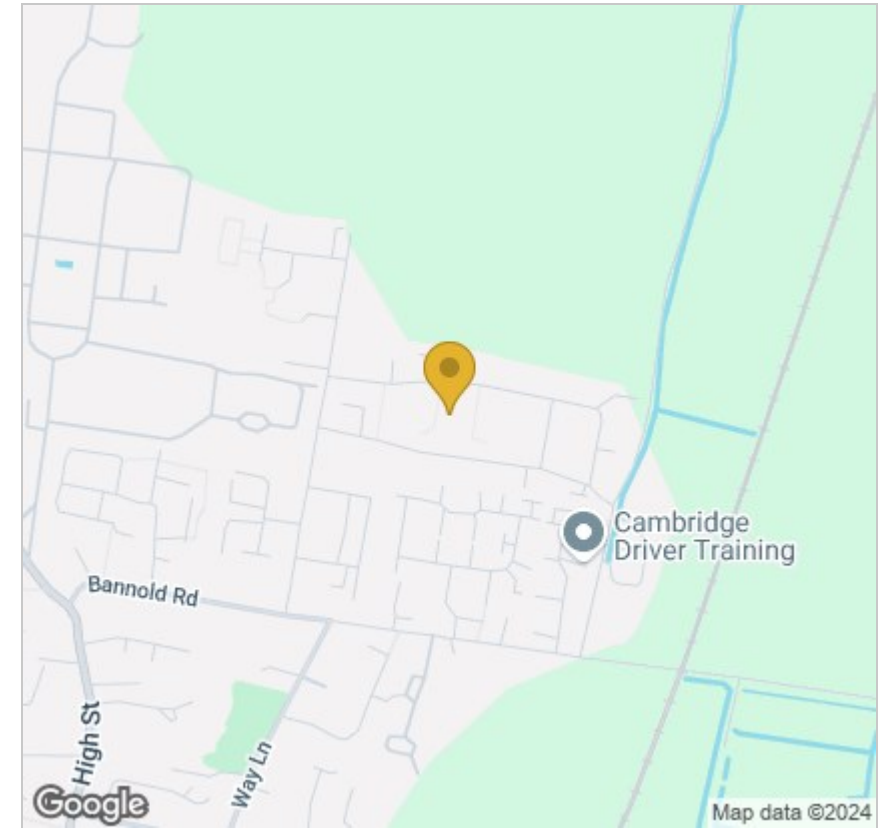
## Floor Plan



Total area: approx. 103.3 sq. metres (1112.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Area Map



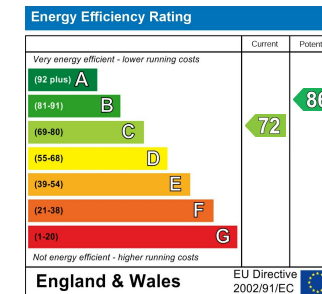
## Viewing

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

Tenure: Freehold  
Council tax band: C

## 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)

