

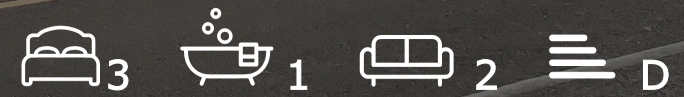


GRAY & TOYNBEE

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FOR SALE

45 Station Road
Waterbeach, CB25 9HT

Guide price £450,000



45 Station Road

Waterbeach, CB25 9HT

- No onward chain
- 3 Bedrooms
- Walking distance to the station
- Garden

An immaculately presented detached Victorian cottage, situated within walking distance of the train station and local amenities.

This 3-bedroom home has been lovingly restored and has interesting and charming features. The front door leads to a cosy entrance hall with access on either side to the kitchen/dining room and living room. The kitchen/dining room is flooded with natural light and has windows to the front and rear aspect with access to a boot room and rear garden. There are a range of fitted soft close wall and base units with an integrated fridge and freezer and a fabulous gas range. There is also a fitted washer/dryer with wood effect worktops over, and a ceramic butler sink all open to a sociable dining area with restored terracotta stone flooring. Beyond the kitchen is a wonderful snug/study area with a feature open brick fireplace and further access to the garden via a patio door, this room can also be opened to the main living room, or shut off for privacy. There is a large useful storage cupboard





and a further downstairs storage recess. The main living space has a wood-burning stove with bespoke built book shelving either side.

Upstairs off the landing, is a separate cloakroom to the main bathroom, which has been finished to a very high standard with a tasteful rolltop bath and shower with stylish tiling and sanitary wear. There are three bedrooms, the main room is a generous double with a cast iron feature fireplace with plenty of space for a wardrobe. Bedroom two is also a good size double and bedroom three has a lovely outlook to the garden.

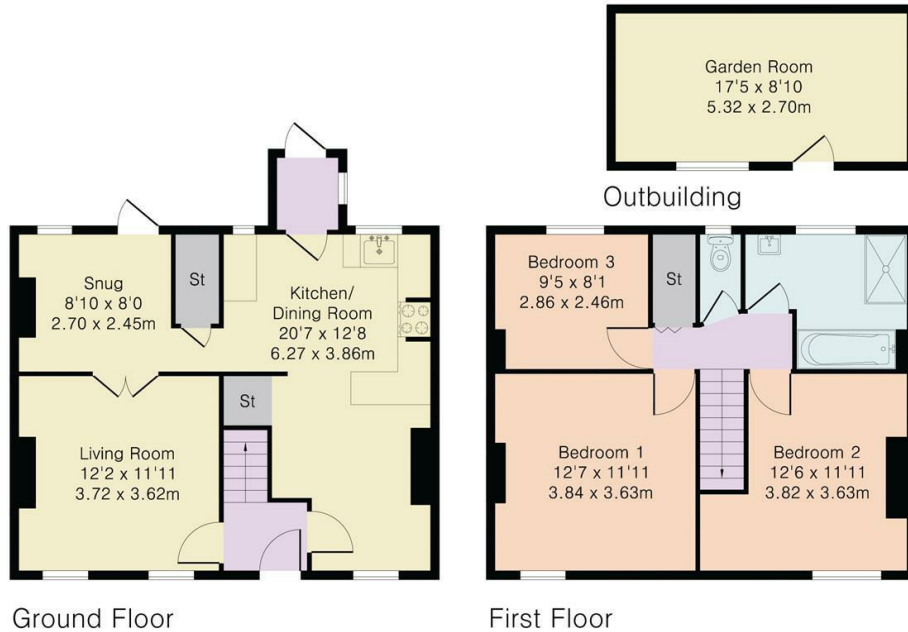
Outside, a private passageway leads to gated side access to an enclosed rear garden which is beautifully maintained with a patio adjoining the house, there are well-stocked beds and borders. At the end of the garden is a fantastic brick outbuilding which could quite easily be converted to a garden studio.

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. SatNav: CB25 9HT What3words: ///liberated.jolt.shadow



Floor Plan

Approximate Gross Internal Area 1157 sq ft – 107 sq m
 Ground Floor Area 510 sq ft – 47 sq m
 First Floor Area 493 sq ft – 46 sq m
 Outbuilding Area 154 sq ft – 14 sq m



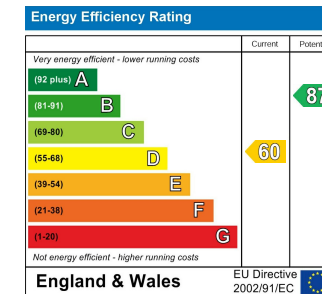
Area Map



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



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