



2 The Missons, Waterbeach, Cambridge, CB25 9TH
Guide Price £825,000 Freehold

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LOCATED JUST OFF WATERBEACH, HIGH STREET AND NESTLED WITHIN A SMALL CUL-DE-SAC OF JUST THREE HOMES IS THIS WONDERFULLY PRESENTED, FOUR-BEDROOM, DETACHED FAMILY HOME.

- Detached House
- 4 beds, 2 baths, 3 recepts
- Constructed in 2001
- Gas central heating to radiators
- Council tax band - F
- 2046 Sqft / 190 Sqm
- 0.19 acres
- Double garage and driveway parking
- EPC - C / 72

Constructed in 2001 and in delightful order throughout, this detached family home provides living accommodation over two floors and measures 190 Sqm/ 2046 Sqft. To the ground floor the property comprises of a large entrance hallway with stairs leading to the first floor, three reception rooms with both the dining room and living room benefitting from bi-folding doors, a kitchen breakfast area, a utility room and a separate WC. The generous kitchen/breakfast room is the hub of the house with bi-folding doors opening onto the garden, shaker style kitchen units, a central island, integrated appliances and feature tiles, this is the perfect space to entertain of an evening.

To the first floor are four generous bedrooms with bedroom four currently being used as a large walk in dressing area. Completing the first floor is two recently replaced bathrooms which includes an en-suite shower room to the master bedroom and a family bathroom with a double enclosed shower, low level WC with built in storage behind and a large vanity unit with integrated sink.

Externally – The property occupies a private plot which backs onto the nature reserve located within the Waterbeach Community Primary School. The rear garden wraps around the property and has been cleverly used by the current owners to incorporate two large patio areas, a generous lawned area and a vast array of fully stocked herbaceous borders. To the front of the property is a large block paved driveway which provides ample parking and leads onto the integral double garage.

Location

Waterbeach is a popular village lying on the banks of the River Cam surrounded by glorious open countryside over which there are some fine walks. The village is situated just 6 miles north of Cambridge and can be approached either via a leisurely drive through Fen Ditton and Horningsea, or more speedily via the A10. The village enjoys excellent facilities and has a bustling centre set around an attractive village green. Here you will find a good range of local shops, pubs and take away restaurants, nearby in Milton there is a superstore and a broader range of facilities. There is a good bus service and the railway station is a most useful asset to the village, providing direct links to Cambridge and London which can be reached in around an hour. Waterbeach is also conveniently positioned for access to The Cambridge Science Park and Milton Country Park.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - F

Fixtures and Fittings

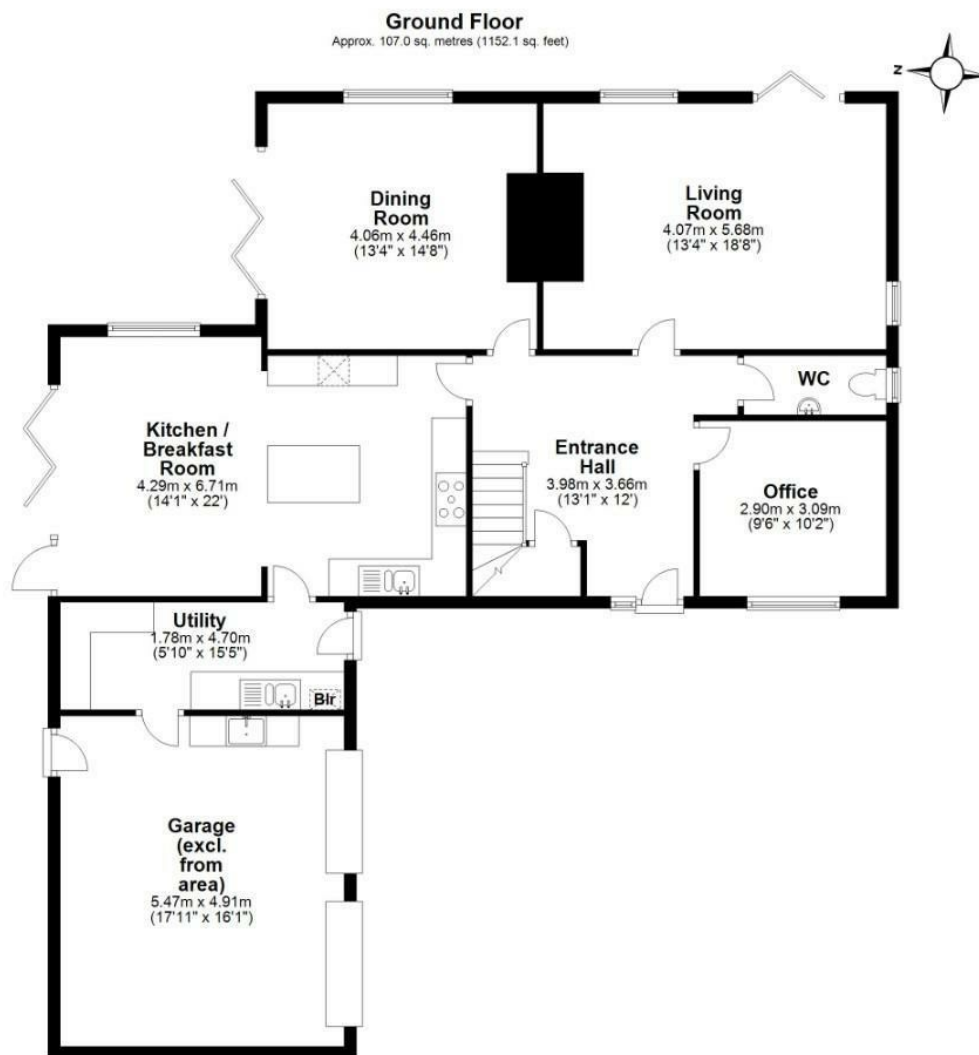
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Total area: approx. 190.1 sq. metres (2046.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



