



Lode Avenue, Cambridge, CB25 9PX  
£475,000 Freehold

HOCKEYS  
ESTABLISHED 1885



## SUMMARY

Built in 1979, this charming, four-bedroom, link-detached family home is situated within a central village location on Lode Avenue in Waterbeach, 6 miles Northeast of central Cambridge. Waterbeach station is only a three-minute walk from the property, making it ideal for commuters. The property has a garage as well as driveway parking, solar panels, a great-sized garden to the rear, and has been extended by the current owners. The home is conveniently being sold chain-free.

The ground floor comprises an entrance porch leading into the hall and living room, with a feature fireplace and front aspect windows and access into the conservatory at the rear. The dining room is in juxtaposition to the living room, with patio doors to the garden and ample space for dining furniture. The kitchen features off-white flooring with a range of base and wall-mounted units, including an extractor fan, providing worktop space with provision for an electric cooker. In addition, the property has a utility room off the kitchen and a downstairs WC. The first floor comprises four bedrooms with built-in storage in all rooms. The bathroom has a bath, separate shower, WC and basin and is fully tiled. The garden to the rear is laid to lawn with a patio area and has a range of shrubs and plants.



## KEY FEATURES

- Link-Detached
- Four Bedrooms
- Garage
- Solar Panels
- No Onward Chain
- EPC Rating TBC





## LOCATION

Waterbeach is a large, well-served village, located approximately 6 miles north of Cambridge and 11 miles southwest of Ely. Waterbeach is a fantastic village for commuters as it has a railway station running on the Fen Line between Cambridge and Kings Lynn. It also offers good road access to the A10 and A14.

Waterbeach has been around since the 12th century and has kept much of its heritage including Denny Abbey; a former Benedictine monastery that is now a farmland museum. To the east of the village runs the river Cam which is used by the Cambridge Motorboat Club and the Cam Sailing Club. The recreation ground is also well-equipped with football pitches, a cricket pitch and a tennis court.

Waterbeach Community School offers primary education with Cottenham Village College being the secondary school catchment of the village. Local facilities include a social club, library, takeaways, newsagents, playgroup and a church. There are also three pubs in the village.



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## ADDITIONAL INFORMATION

**Local Authority**  
South Cambridgeshire

**Council Tax Band**  
Tax Band D

**Services**  
Oil

**Transport Links**  
Bus and Train

**Energy Rating**  
Energy Efficiency Rating TBC

**Tenure & Possession**  
Freehold

**Vendors Position**  
No Onward Chain

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Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.