

ENTRANCE HALLWAY Double glazed glass panelled external door, radiator, wood effect vinyl flooring, doors to living room, kitchen/breakfast room and downstairs cloakroom.

DOWNSTAIRS CLOAKROOM Obscured double glazed window to front aspect, low level w.c, pedestal wash hand basin with tiled splash back, radiator.

KITCHEN/BREAKFAST ROOM 10' 10" x 7' 0" (3.32m x 2.15m) Double glazed window to front aspect, range of matching base and wall mounted units with wooden worksurfaces over, inset one and a half bowl stainless steel sink unit with drainer, built in electric Hotpoint oven, four ring gas hob and extractor hood over. Integrated fridge/freezer, integrated dishwasher, integrated washing machine/dryer, cupboard housing gas boiler, tiled flooring, opening into living room.

LIVING ROOM 19' 11" x 14' 9" max (6.09m x 4.51m) Double glazed French doors to rear garden with double glazed windows either side, three radiators, built in under stairs storage cupboard, wood effect Karndean flooring.

FIRST FLOOR LANDING Over stairs storage cupboard, doors to bedrooms and bathroom.

BEDROOM ONE 14' 6" x 8' 2" (4.44m x 2.50m) Double glazed window to rear aspect, radiator, recess offering wardrobe storage space.

BEDROOM TWO 10' 11" x 8' 2" (3.33m x 2.51m) Double glazed window to front aspect, radiator.

BEDROOM THREE 9' 1" x 6' 3" (2.77m x 1.92m) Double glazed window to rear aspect, radiator, access into partially boarded loft space.

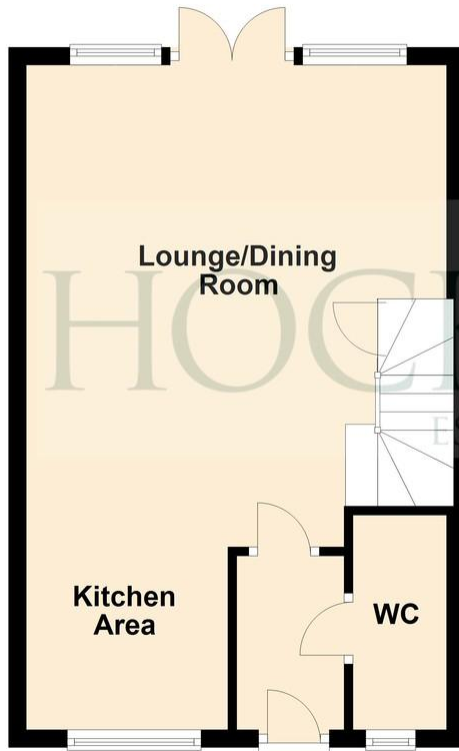
BATHROOM Obscured double glazed window to front aspect, panel enclosed bath with shower over, tiled splash backs, low level w.c, wall mounted wash hand basin with tiled splash back, chrome heated towel rail, extractor fan, tiled flooring.



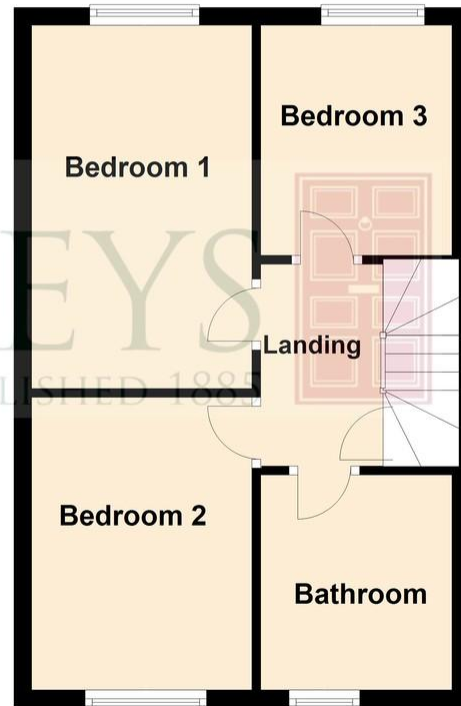
OUTSIDE There is a small front garden laid to slate with hedge borders, a brick weave driveway providing off road parking for two vehicles, leading to gated rear access. The rear garden offers a good degree of privacy in our opinion, is fully enclosed, laid to lawn and patio with decked area and two sheds.



Ground Floor



First Floor



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39 Harvey Way, Waterbeach, Cambridge,
CB25 9GJ

£365,000 Freehold

A naturally light, semi-detached home that has been lovingly presented and looked after throughout with a great balance between internal and external space. This home is situated within the popular village of Waterbeach that provides an abundance of amenities and easy access links into Cambridge City centre with three double bedrooms and an open plan living/kitchen/dining room.



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