



Payton Way, Waterbeach, CB25 9NS  
£475,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

A detached, family home situated in a popular area of Waterbeach amongst other detached properties only a three minutes drive from the Waterbeach Station, providing easy access into Cambridge City Centre and London. The home provides spacious living both internally and externally with four well-proportioned bedrooms, two reception rooms and an enclosed rear garden which is mainly laid to lawn.

## INTERIOR:

Upon entering via the porch, you are welcomed into the entrance hall, which provides access to the spacious kitchen/breakfast room that has a range of built-in appliances with bespoke wooden units and a door leading to the dining room. In addition, there is a large 21ft living room on the ground floor. Upstairs, centred around the landing, are doors leading to all bedrooms, the master and bedroom two both having fitted wardrobe space, as well as a bathroom with a separate shower room.

## EXTERIOR:

This property is situated on a spacious plot with the front being laid to lawn with shrub borders and driveway with suitable parking for 3-4 cars as well as access to the garage and rear garden. The rear garden is a mature plot which is mainly laid to lawn with a decking area, summer house and small workshop behind the garage.



## LOCATION:

Waterbeach is a fantastic village for commuters as it has a

## KEY FEATURES

- Detached Home
- Four Bedrooms
- Quiet Village Location
- Two Reception Rooms
- Parking for Three Cars
- Enclosed Rear Garden





railway station running on the Fen Line between Cambridge and Kings Lynn. It also offers good road access onto the A10 and A14.

Waterbeach has been around since the 12th century and has still kept much of its heritage, including Denny Abbey, a former Benedictine monastery that is now used as a farmland museum.

To the east of the village runs the river Cam which is used by the Cambridge Motor Boat Club and the Cam Sailing Club. The recreation ground is well-equipped with two football pitches, a cricket pitch, tennis court and is used by the Waterbeach Colts FC, a charter standard youth club.

Waterbeach Community School offers primary education, with Cottenham Village College being the secondary school catchment of the village.



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## ADDITIONAL INFORMATION

**Local Authority**  
 South Cambs District Council

**Council Tax Band**  
 E, 2021/2022 Annual £2,356.92

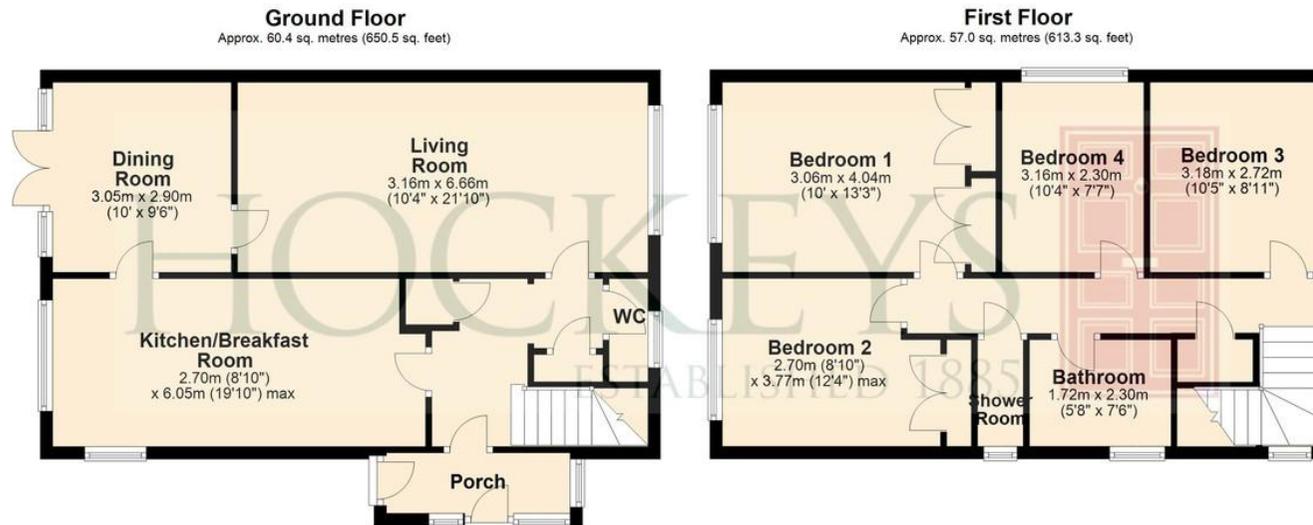
**Services**  
 Mains

**Transport Links**  
 Bus and train

**Energy Rating**  
 Energy Efficiency Rating C

**Tenure & Possession**  
 Freehold

**Vendors Position**  
 Onward chain



Total area: approx. 117.4 sq. metres (1263.7 sq. feet)  
 3 Payton Way, Waterbeach

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.