



**40 STATION ROAD**  
Waterbeach

**Carter Jonas**



## 40 STATION ROAD, WATERBEACH, CAMBRIDGE, CB25 9HT

- Cambridge – approx. 4.5 miles
- Science Park – approx. 4 miles
- Walking Distance of Railway Station

Popular village location · Scope for improvement & renovation · Three versatile reception rooms · Kitchen/ breakfast room · Four bedrooms · Two bathrooms, cloakroom & utility · Low maintenance south-west facing gardens · Detached garage & off-street parking · EPC rating E

### DESCRIPTION

Star House is an attractive and characterful Victorian home situated towards the edge of this popular and well-served village. The property would benefit from some modernisation throughout although has the benefit of a recently refitted kitchen with integrated appliances. The ground floor comprises three large reception rooms, two with French windows to the garden and fireplaces, a modern kitchen and a utility room and cloakroom. On the first floor are three double bedrooms and a further single bedroom/study. There are two bath/shower rooms (one en-suite).

### OUTSIDE

The property is accessed over a driveway leading to a five bar gate opening to secure parking for at least 2 cars and giving access to the detached single garage with up and over door. The rear gardens are mainly paved, ideal for container gardening, with secluded areas for al-fresco dining etc. There is side pedestrian access to the front.

**DETACHED PERIOD HOME IN NEED OF SOME UPDATING AND IMPROVEMENT WITH SOUTH-WEST FACING GARDEN, GARAGE AND OFF-STREET PARKING WITHIN WALKING DISTANCE OF THE RAILWAY STATION, VILLAGE CENTRE AND RIVERSIDE WALKS.**





## LOCATION

40 Station Road is ideally located for access to both the railway station and the centre of the village. The well-served and charming village of Waterbeach offers a range of local amenities including local shops, pharmacy, bakery, cafes & pubs and a primary school all just a short stroll away. Waterbeach is renowned for its good community spirit and hosts a much-loved annual summer event, The Waterbeach Feast, with its parade, stalls, shows and entertainment. The location is ideal for those needing to commute by road and rail with a mainline railway station and excellent access to road links via the A10, A14 and M11.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity, gas and drainage

**Local Authority:** South Cambridgeshire District Council

**Viewings:** Strictly by appointment with the selling agents  
Carter Jonas 01223 403330





## Station Road

Approximate Gross Internal Area = 1609 sq ft / 149.5 sq m

Garage = 215 sq ft / 20 sq m

Total = 1824 sq ft / 169.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Cambridge South 01223 403330**

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

**carterjonas.co.uk**

Offices throughout the UK



### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.