Kendale Road, Waterbeach, Cambridge, CB25 9QS

CHEFFINS

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Waterbeach, Cambridge,
CB25 9QS

4 2 3

£2,600 PCM

- Available Now
- Unfurnished
- EPC: B
- Council Tax Band: TBC
- Air Source Heat Pump
- Off Street Parking
- Front & Rear Garden
- Roof Terrace & Balcony

A brand-new four-bedroom townhouse within the prestigious CALA development in Waterbeach, finished to a high specification and arranged over three floors. Accommodation includes a kitchen/breakfast room, dining room, cloakroom, store room, generous sitting room with private balcony, four double bedrooms, family bathroom, utility room and en-suite shower room. The property also benefits from a private roof terrace, front and rear gardens, off-street parking with carport and bicycle store. Unfurnished and available now. No sharers. EPC: B. Council Tax Band: TBC.

LOCATION

Cala at Waterbeach forms part of an exciting new community just six miles north of Cambridge, offering contemporary homes alongside landscaped parks, green spaces, walking and cycling routes, a 23-acre lake and extensive recreational facilities. Waterbeach provides a growing range of local amenities, while Cambridge offers extensive shopping, dining, leisure and cultural attractions. Excellent transport links include trains to Cambridge in around 10 minutes and London King's Cross in just over an hour, with easy road access via the A10 to the A14 and M11. Major employment hubs, including Cambridge Science Park, Cambridge Research Park, Cambridge Business Park and Addenbrooke's Hospital, are also within easy reach.

PORCH
double doors to bicycle store and door to:

ENTRANCE HALL
stairs rising to first floor with cupboard beneath, store room and doors to dining room, kitchen/breakfast room, cloakroom and carport.

DINING ROOM
full height windows to front and side aspects.

KITCHEN/BREAKFAST ROOM
base and wall units, work tops, 1.5 bowl sink with window to side aspect above, integrated appliances including oven, combination microwave oven, 5 ring induction hob with extractor hood above, fridge freezer and dishwasher, further window to side aspect and window and patio doors to rear aspect opening to garden.

CLOAKROOM
wc and wash basin.

STAIRS/FIRST FLOOR LANDING
stairs rising to second floor, double doors to sitting room and doors to bedrooms 3 & 4, bathroom and utility.

SITTING ROOM
window to rear aspect and bi-fold doors to front aspect opening to:

BALCONY
composite decking and railing balustrade.

BEDROOM 3
built in double wardrobe and window front aspect.

BEDROOM 4
window to rear aspect.

BATHROOM
shower over bath with glass shower screen, wc, wash basin with vanity unit below and heated towel rail.

UTILITY
base and wall units, work top, sink and space and plumbing for a washer dryer (a washer dryer can be provided).

STAIRS/SECOND FLOOR LANDING

window to side aspect, built in cupboard housing hot water cylinder and doors to bedrooms 1 & 2 and window and door to roof terrace.

BEDROOM 1

built in double wardrobe, windows to front and side aspects and door to:

EN-SUITE SHOWER ROOM

shower enclosure, wc, wash basin with vanity unit below and heated towel rail.

BEDROOM 2

window to rear aspect.

ROOF TERRACE

composite decking and brick parapet and railing balustrades.

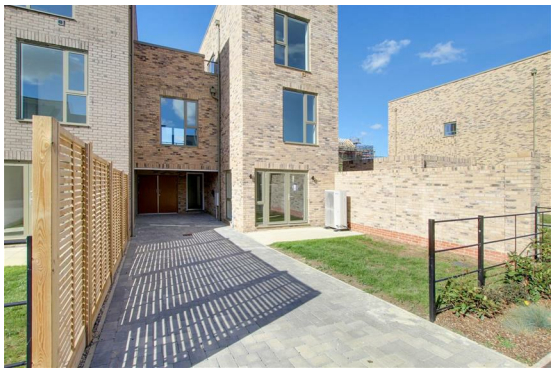
OUTSIDE

landscaped garden to the front planted with shrubs, estate fencing and pathway to front porch. Garden and off street parking to the rear with brick paved driveway with access to carport with bin store and rear door to entrance hall and garden principally laid to lawn with patio and shrub border with estate fencing.

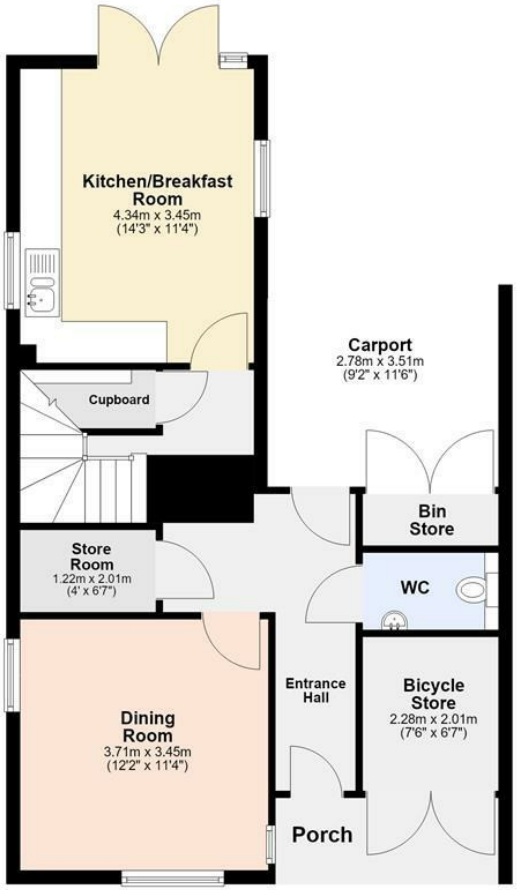
LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

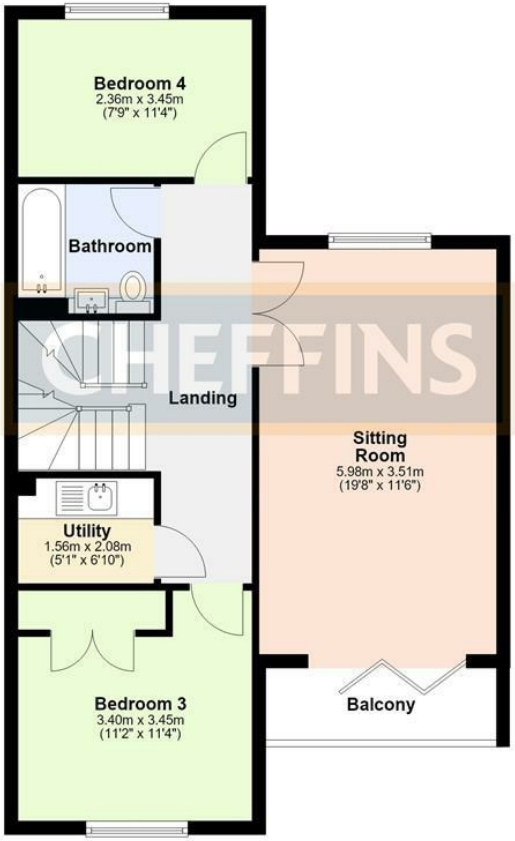
Holding Deposit - £600
Deposit - £3000



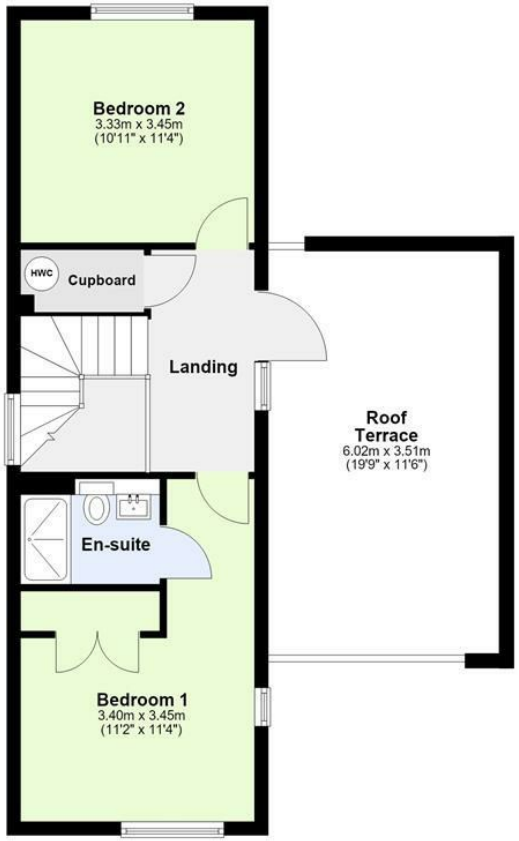
Ground Floor
Approx. 53.1 sq. metres (571.3 sq. feet)
(excluding Bin Store, Bicycle Store, Carport)

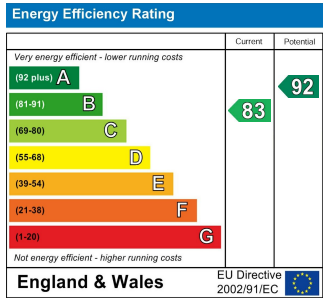


First Floor
Approx. 60.4 sq. metres (649.7 sq. feet)
(excluding Balcony)

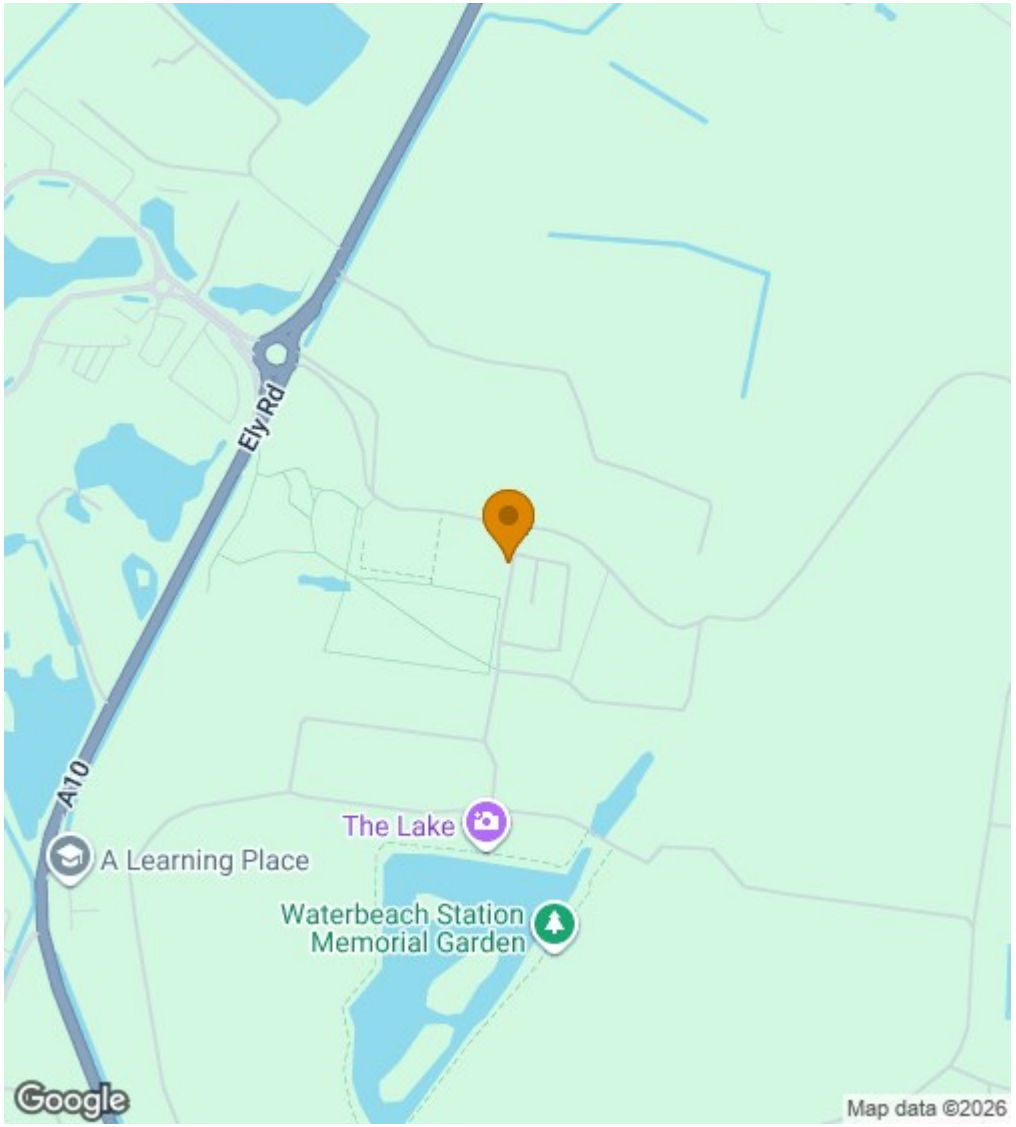


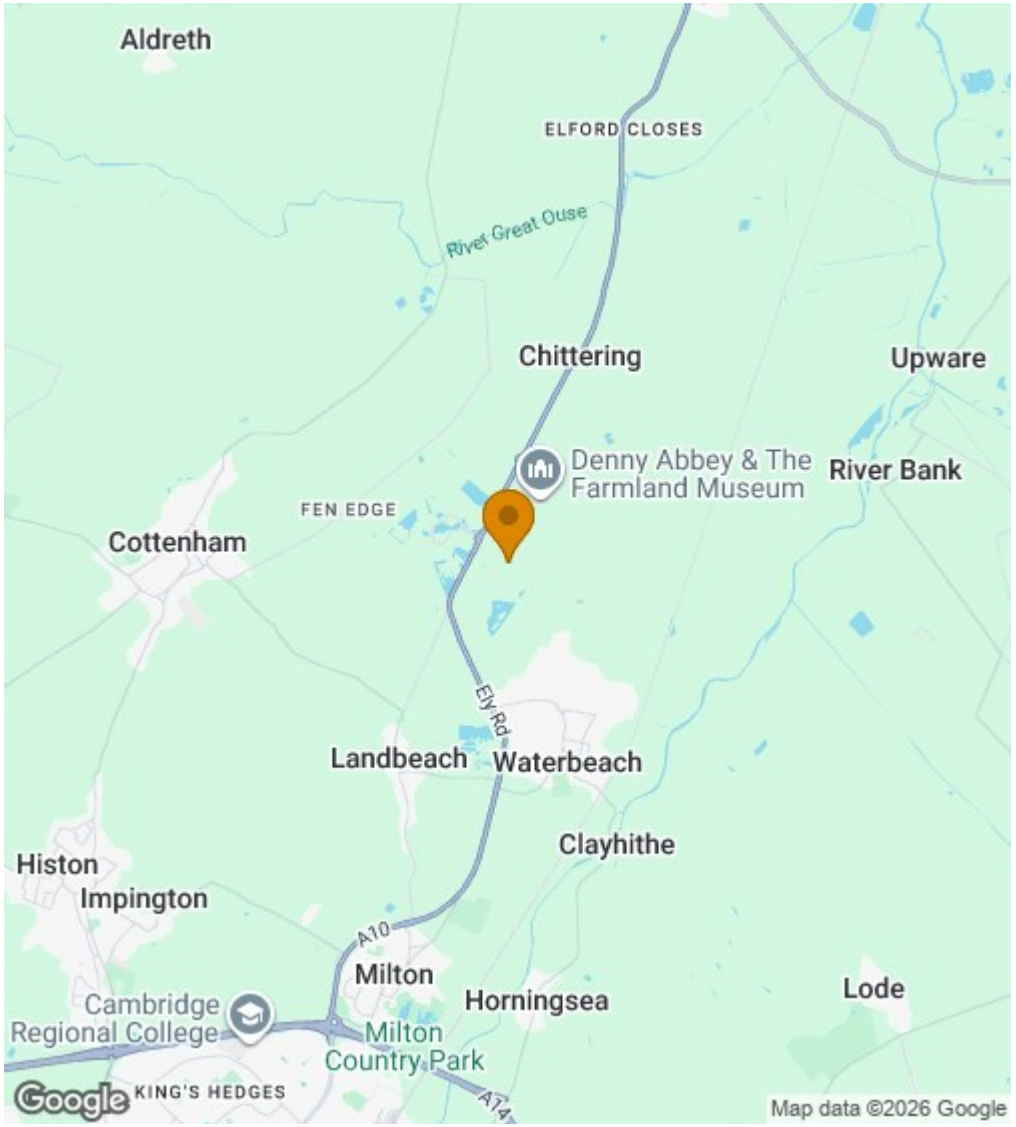
Second Floor
Approx. 39.0 sq. metres (419.5 sq. feet)
(excluding Roof Terrace)





Total area: approx. 152.4 sq. metres (1640.5 sq. feet)





Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.