



7 Lode Avenue
Waterbeach, CB25 9PX

Guide price £450,000

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- 4 bedrooms
- Garage and driveway parking
- Excellent potential to modernise and extend (STPP)
- No onward chain

A spacious four-bedroom detached family home ideally situated within walking distance of local amenities and a stone's throw from Waterbeach train station. Benefiting from a garage and off-road driveway parking, this property is offered for sale with no onward chain.

The property offers excellent scope for modernisation and refurbishment, with further potential to extend subject to the usual planning permissions and consents.

The ground floor comprises an entrance hall with cloakroom and understairs storage cupboard, leading through to a generous dual-aspect living room featuring a fireplace and patio doors opening onto the garden. A separate dining room also enjoys direct access to the rear garden via double doors. The kitchen is fitted with original units, includes white goods, and houses the oil-fired floor-standing boiler. A covered side passage provides convenient access from the driveway through to the rear garden.





The first floor features a spacious landing with loft access, four well-proportioned bedrooms, and a family shower room.

The property is approached via a driveway providing off-road parking for at least two vehicles and leading to the single garage, which benefits from power and lighting. The rear garden is beautifully maintained and fully enclosed, featuring well-stocked flower and shrub borders, along with a selection of fruit trees. Further benefits include a useful garden shed and greenhouse.

The village of Waterbeach is a popular and thriving village. At its centre is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge Science Park, and the City, all of which are under 4 miles away. Waterbeach also has a railway station, which makes the village extremely popular with those needing to commute to London and Cambridge. Satnav: CB25 9PX What3Words: [///compactsdabbingurface](https://www.what3words.com/compactsdabbingurface)

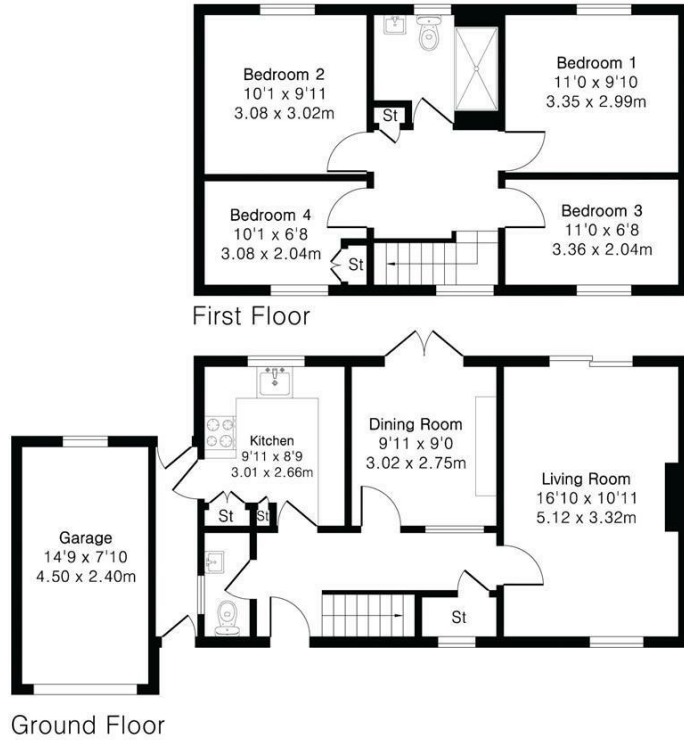


**Approximate Gross Internal Area 1027 sq ft - 95 sq m
(Excluding Garage)**

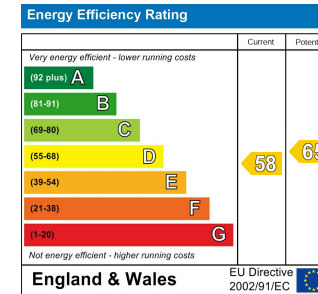
Ground Floor Area 531 sq ft – 49 sq m

First Floor Area 496 sq ft – 46 sq m

Garage Area 116 sq ft – 11 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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