



The Rowans, Cambridge, CB24 6YU



The Rowans

Milton, Cambridge,
CB24 6YU

A well presented detached residence, offering well proportioned accommodation across two floors, with a private rear garden, off street parking and all situated in a quiet, tucked away part of the cul-de-sac, with an ease of access to a wealth of local amenities, Cambridge Science & Business Park, Cambridge North and the city centre.

LOCATION

The Rowans, located in the village of Milton just north of Cambridge, offers a tranquil village atmosphere with convenient access to a wide range of amenities. Milton itself boasts a selection of local shops, a post office, cafes, and traditional pubs, alongside a large Tesco superstore for everyday essentials. The nearby Milton Country Park provides an extensive area for walking, cycling, and family outings, making it perfect for outdoor enthusiasts. Although not within the city, Milton has excellent transport links to Cambridge, with regular bus services and quick access to the A14 and A10 for easy commuting by car. Cambridge North railway station is just a short drive or cycle away, offering direct links to London and other major cities, making Milton both accessible and well-connected.

3 1 2

Guide Price £440,000





ENTRANCE HALL

with stairs rising to first floor with store cupboard beneath, airing cupboard, door to cloakroom, door to sitting room and door to:

DINING ROOM

with window to side aspect, patio doors to rear and doorway to:

KITCHEN

with base and wall units, worktops, sink with window to rear aspect above, oven, ceramic hob, washing machine, space for a fridge freezer and door to garden.

SITTING ROOM

with feature electric fireplace, bay window to front aspect and patio doors to rear aspect.

CLOAKROOM

with WC, wash basin and window to side aspect.

STAIRS/LANDING

with window to front aspect. The bedrooms and bathroom are accessed off the landing.

BEDROOM 1

with window to rear aspect.

BEDROOM 2

with fitted wardrobes and window to rear aspect.

BEDROOM 3

with window to front aspect.

BATHROOM

with shower over bath, WC, wash basin with mirror above and window to front aspect.

OUTSIDE

FRONT

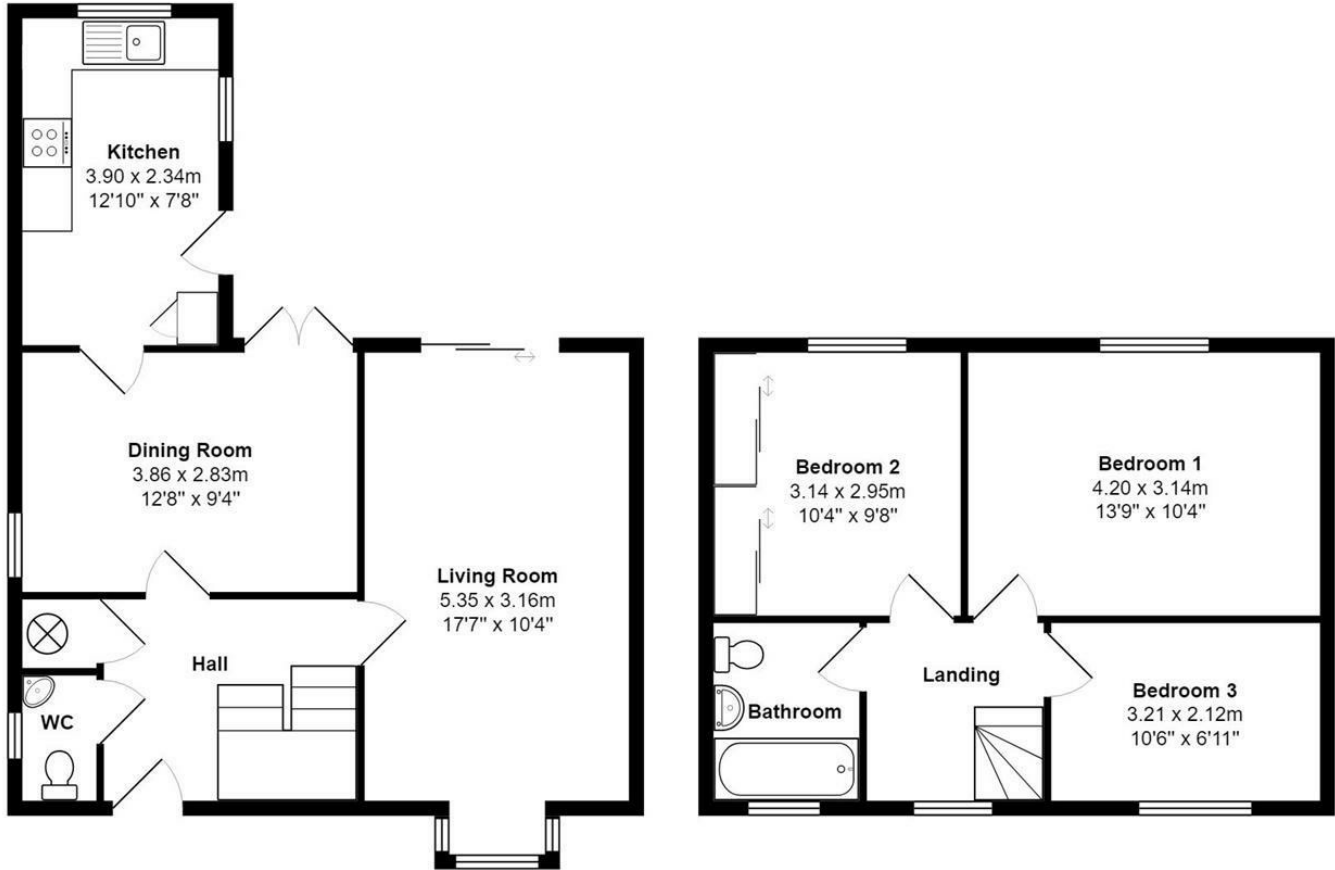
open front garden principally landscaped with shingle, driveway to the side providing off street parking and access to single garage.

REAR

enclosed landscaped rear garden principally laid to lawn with patios and shrub borders.



The Rowans



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £440,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - South Cambs

Total Area: 87.5 m² ... 942 ft²
 All measurements are approximate and for display purposes only
 Plan prepared by: charlesjharrison.co.uk

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