



56 Fen Road, Milton, Cambridge, CB24 6AD  
Offers Over £600,000 Freehold



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**A HEAVILY EXTENDED, DETACHED BUNGALOW LOCATED WITHIN FEN ROAD, MILTON AND BACKING DIRECTLY ONTO MILTON COUNTRY PARK.**

- Internal accommodation measuring 1362sqft/126.6sqm
- Detached property with accommodation over one level
- Block paved driveway providing parking for numerous vehicles
- Generous rear garden which backs onto Milton Country Park

Benefitting from five bedrooms including an enviable master bedroom with walk in wardrobe and ensuite bathroom, this property is perfect for families looking for sizeable accommodation over one level. Having been heavily extended to the rear of the property, this home benefits from a living room with large sliding doors opening into the rear garden, a kitchen/dining area, and a separate utility room. Completing the internal accommodation is a family bathroom with a separate WC.

Externally, set back from the road, the front of the property has a block paved driveway which provides ample parking for numerous vehicles and a brick wall perimeter. A public footpath runs to the side of the boundary and provides access by foot into Milton Country Park. The rear garden of the property is predominantly laid to lawn with a patio area directly off the Kitchen and Lounge. The rear garden backs onto Milton Country Park with the tree line to the rear of the garden being maintained by Cambridge Sport Lakes Trust.

**Location**

Milton is a village popular with families because of the highly regarded primary school, catchment for IVC and the well-used Country Park. The village has excellent major road links including the A14, A10 and M11 and access to Cambridge City centre, Cambridge North Station and the Science Park is within walking and cycling distance, made easy by the pedestrian foot/cycle bridge over the A14. The village enjoys a lively community and possesses all usual facilities plus a Tesco Superstore, takeaways, hairdressers and public houses. This village is also within easy reach of the River Cam and Fenland countryside walks.

**Fixtures and Fittings.**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Services.**

All mains services are connected.

**Statutory Authorities.**

South Cambridgeshire District Council  
Council Tax Band E

**Viewing.**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

**Tenure**

Freehold

**Agent's Note**

The trees to the side of the property are maintained by the Country Park and can only be a certain height.



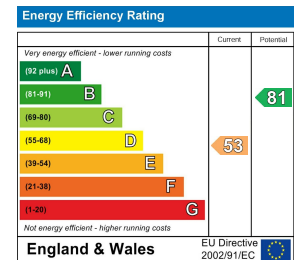
### Floor Plan

Approx. 126.6 sq. metres (1362.4 sq. feet)



Total area: approx. 126.6 sq. metres (1362.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

