



4a High Street, Milton, Cambridge, CB24 6AJ
Guide Price £700,000 Freehold



rafi.co.uk
01223 819300

A RATHER SUBSTANTIAL FOUR-BEDROOM, DETACHED BUNGALOW, WHICH IS NESTLED OFF THE HIGH STREET OF MILTON AND AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN.

- Detached Bungalow
- 4 beds, 2 baths, 2 reception rooms
- Gas central heating to radiators
- Garden size approximately 0.25acres
- Council tax band - F
- 1809 sqft / 168 sqm
- Constructed in 1983
- Driveway and a garage measuring 574sqft / 53sqm
- EPC rating – D / 61

Located towards the end of a private driveway providing access to just four residential properties, is this delightful detached home measuring approximately 1809 sqft / 168 sqm and providing accommodation over one level.

Upon entering the property through the main entrance hall, you have reception space to one end of the property and the four bedrooms and two bathrooms to the opposite end. The main part of the bungalow comprises of two reception rooms, which includes a large family/living room measuring 25ft in length, benefits from a triple aspect outlook towards the garden and a delightful inglenook fireplace with a wood burning stove to the middle of the room. The kitchen/breakfast room provides ample granite worktop space, storage cupboards at eye level and base level, includes a kitchen island to the middle and opens onto the dining room, which in turn opens onto the garden. Off the kitchen is a separate utility room with a WC adjoining. To The opposite end of the bungalow, you will find four double bedrooms and two bathrooms which includes an en-suite shower room to the master bedroom.

To the front of the property is a large gravel laid driveway, which provides parking for numerous vehicles. Off the gravel driveway is a detached garage, which measures 574 sqft / 53 sqm. The garage has been fully insulated, has electric and is currently set up as a hobby space/home gym. The property has two gardens, which wrap around the property with one of these gardens being accessible off the dining area and the second larger garden being accessible off the living room. Both gardens are enclosed, laid predominantly to lawn and benefit from herbaceous borders.

Milton is a village popular with families because of the highly regarded primary school, catchment for Impington Village College and the ever-popular Milton Country Park. The village is rich in amenities and has excellent major road links including the A14, A10 and M11 and access to Cambridge City centre, Cambridge North Station, the Park and Ride and the Science Park are all 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, four village pubs, children's play areas and green spaces. Milton is also within easy reach of the River Cam and numerous Fenland countryside walks.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - F

Fixtures and Fittings

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

Viewing

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







Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

61 73

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.



