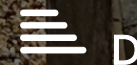




11 Millfield,  
Cottenham, CB24 8RA

**Guide price £385,000**



## 11 Millfield, Cottenham , CB24 8RA

- Large garden
- 3/4 bedrooms
- Extended family house

An extended family house with 3/4 bedrooms, a large versatile living space and a long garden, in a quiet location within a popular village.

This family house has plenty of space, almost 1100 sq. ft, plus a large plot and planning permission to extend if needed (planning ref: 21/03402/HFUL).

There is a hallway, a refitted kitchen which is lovely and then a great open-plan family space that includes a living room with decorative gas fire, a dining room with roof light and doors to the garden. Beyond the living space, there is a fourth bedroom/family room and a luxuriously re-fitted bathroom.

Upstairs there is a landing and three bedrooms, two are doubles and one has extensive fitted storage.

The house has double glazing and gas central heating.

At the front of the house, there is a gravel driveway and a garage. A gate leads to the rear



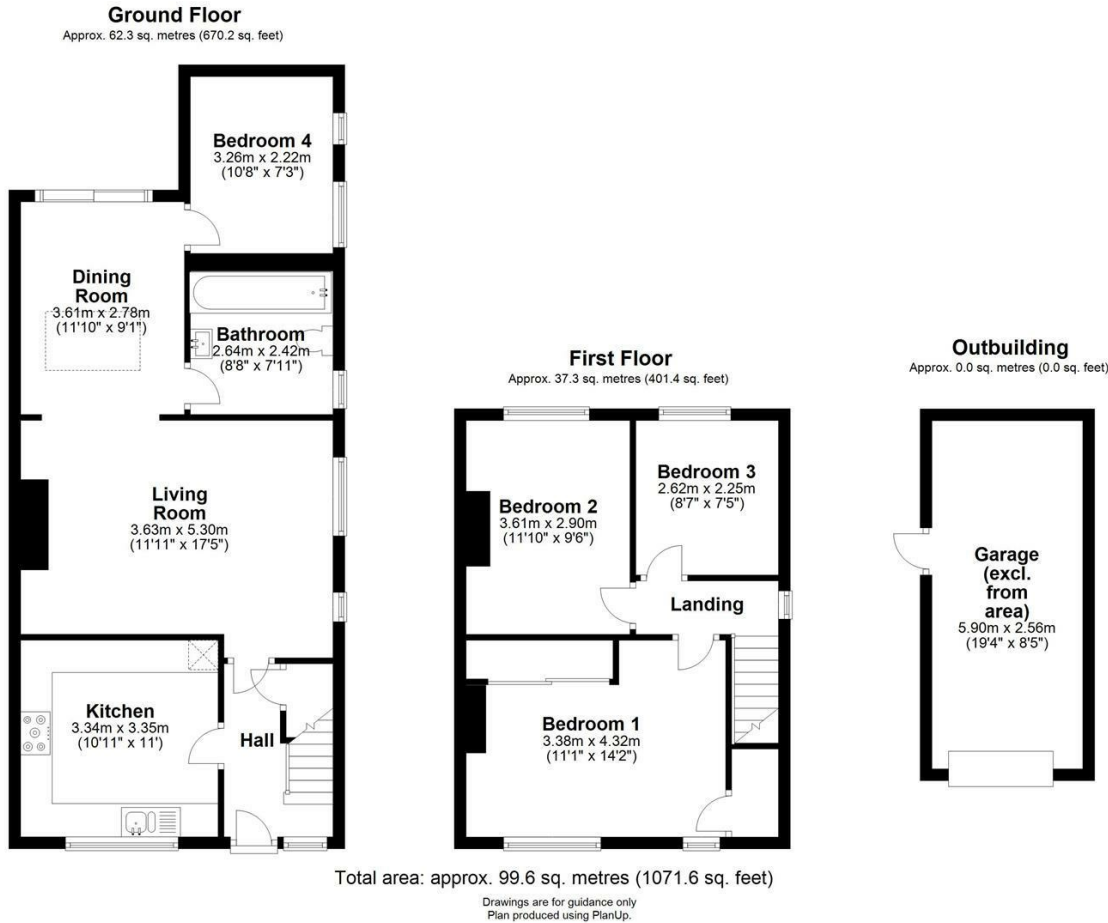


garden which is large and mainly lawned, it offers good levels of privacy and backs onto fields.

Cottenham is a large, well-served village, Millfield is a no-through road, accessed off Rooks Street. The village provides schooling for all ages, excellent local shopping and a thriving community and recreation ground. The village is well-placed for those needing access to Cambridge Science Park, the A14, or the railway station at Waterbeach. All of which are just a few minutes away by car. SAT NAV: CB24 8SJ. What3words: ///safari.doses.crimson



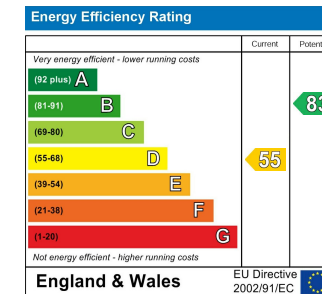
## Floor Plan



## Area Map



## Energy Efficiency Graph



Viewing: Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: C

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