



151 The Sycamores  
Milton, CB24 6ZH

**Guide price £495,000**

## 151 The Sycamores

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- No onward chain
- Detached house
- 4 bedrooms
- Generous garden

A detached family home of approximately 1116sq.ft, with well-planned accommodation and a good size garden.

This detached home is perfect for a large family,. It has a stylish kitchen and an open plan living space, four good-sized bedrooms and a second shower room.

The accommodation includes a hallway with a cloakroom and WC. The living/Dining room is lovely and light and has a gas fireplace, there are sliding doors to the garden. The kitchen has been recently refurbished and has plenty of cupboards and an integrated Bosch oven with a gas hob, there is also space for a fridge/freezer, dishwasher and washing machine.

Upstairs, the layout is practical, with four good size bedrooms and the master bedroom has a fitted wardrobe and an en-suite shower room . There is a family bathroom which includes a shower over the bath, a basin and WC.

The house is situated at the end of a residential cul-de-sac and the driveway provides parking and access to a garage housing





the gas boiler which was replaced in 2018. There is a door leading to the rear garden. The remainder of the front garden is lawned and has shrub beds. Gated access leads to the rear garden, which is an excellent size and principally laid to lawn with a large patio and flower and shrub beds, The whole is enclosed by fencing.

Milton is an extremely well-served village with independent shops and a major supermarket, a large country park and a local school easily accessible. Access to the Cambridge Science and Business parks, as well as the A14 and M11, is very straightforward. Located close to Cambridge North Station (1.5 miles away) with direct trains to London Kings Cross.

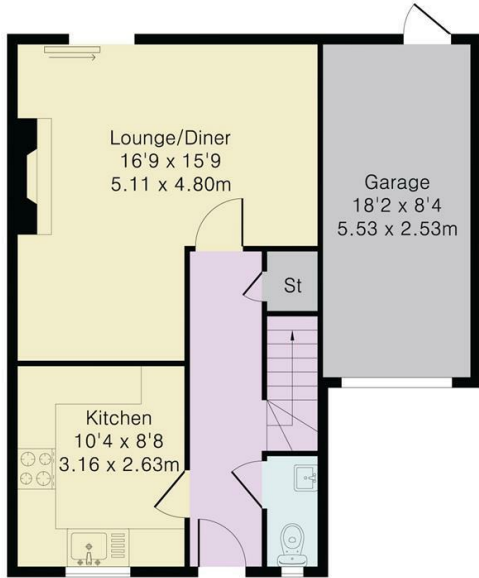
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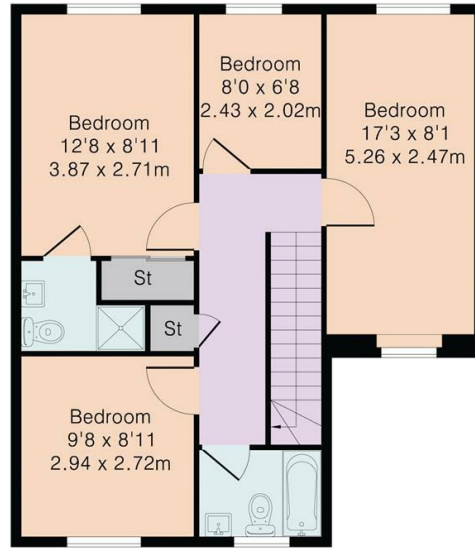


## Floor Plan

Approximate Gross Internal Area 1116 sq ft – 104 sq m  
 Ground Floor Area 558 sq ft – 52 sq m  
 First Floor Area 558 sq ft – 52 sq m



Ground Floor

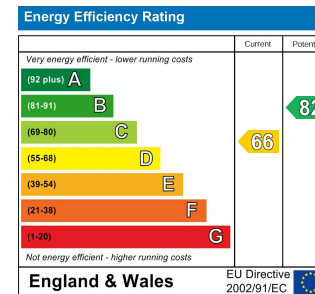


First Floor

## Area Map



## Energy Efficiency Graph



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: E

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