



151 The Rowans
Milton, CB24 6YZ

Guide price £425,000



151 The Rowans

Milton, CB24 6YZ

- 3 bedrooms
- Recently fitted kitchen
- Immaculate gardens
- Garage and parking
- Sought after location

A beautifully presented 3 bedroom house located in the popular village of Milton. It benefits from good access to the A14/A10, City centre, science/business parks, and is convenient for Cambridge North Station.

The accommodation comprises in brief, an entrance hall with stairs to the first floor, and a door through to the living room, which is bright and spacious with a bay window to the front and open plan to the dining area, which has doors leading to the garden. The kitchen has been updated, and is fitted with stylish wall and base cupboards with work surfaces over and an inset sink with mixer tap. There are integrated appliances which include a ceramic hob, oven, washing machine and dishwasher. There is also space for a full-height fridge freezer.

On the first floor, there are two double bedrooms, a further single, and a family bathroom with a tasteful suite, with a WC and hand wash basin with vanity cupboards below and a bath with wall-mounted power shower.





Outside is a generous enclosed rear garden which is well maintained, with a paved terrace and lawn with well-stocked flower and shrub borders and various tree varieties. There is a summer house to the side and gated rear access leads to a garage with a parking space in front.

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.

Sat Nav: CB24 6YZ

WhatThreeWords: ///froze.trades.films



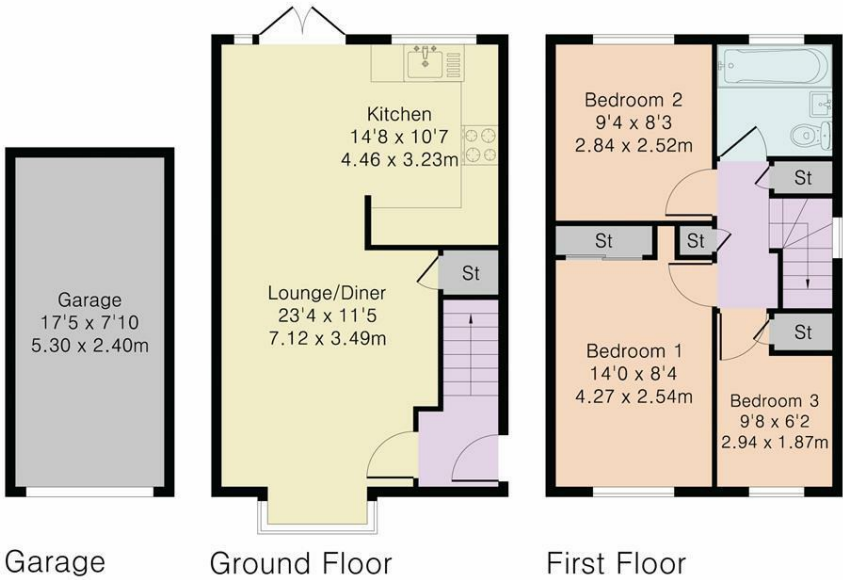
Floor Plan

Approximate Gross Internal Area 831 sq ft - 78 sq m

Ground Floor Area 352 sq ft – 33 sq m

First Floor Area 342 sq ft – 32 sq m

Garage Area 137 sq ft – 13 sq m



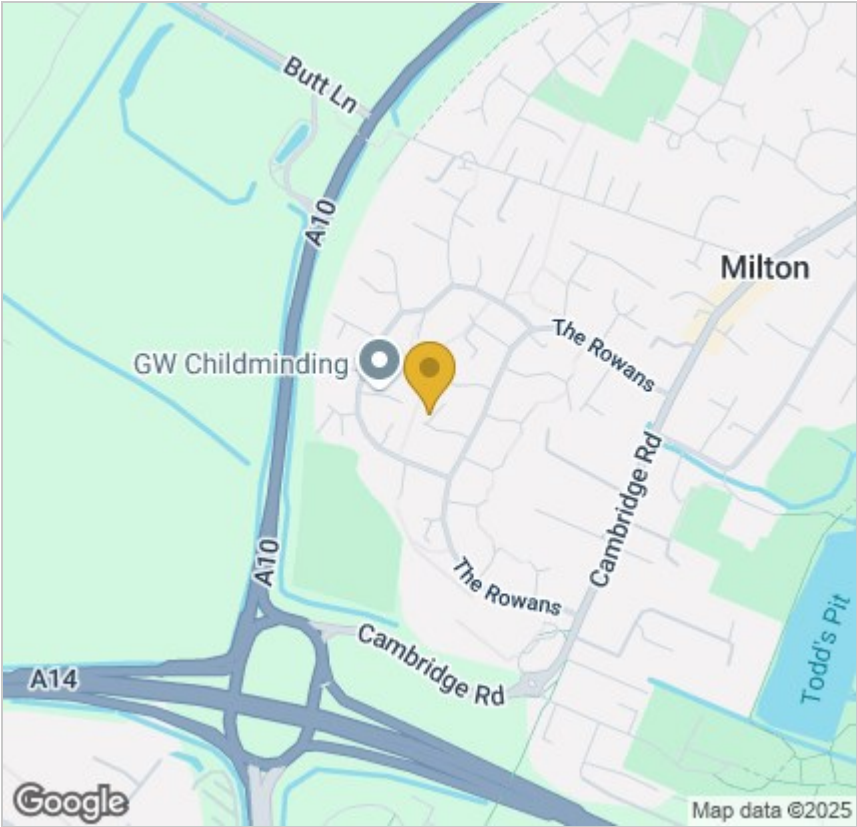
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



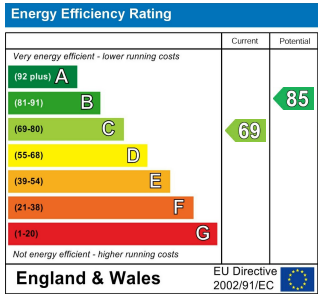
Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

