



245b The Sycamores
Milton, CB24 6ZD

Offers in excess of £525,000



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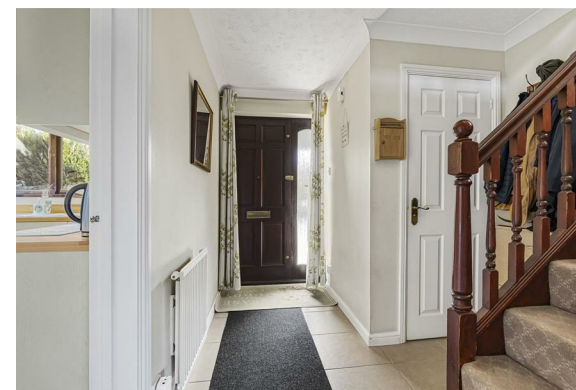
- Detached family home
- 4 bedrooms
- Generous garden
- Private driveway and garage

An immaculately presented detached family home of approximately 1076 sq.ft, with well-planned accommodation and a generous garden.

This wonderful home is perfect for a large family. It has a modern kitchen and an open plan living space connecting with the dining room, 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 feature fireplace, there are sliding doors to the garden. The kitchen has side access to the garden and has been re-fitted to incorporate plenty of cupboards and an integrated oven with a gas hob, dishwasher and washing machine. There is also space for a full height fridge/freezer.

Upstairs, the layout is practical, with a spacious galleried landing, 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 in a popular residential area and the private driveway provides parking and access to an integral garage. There is a gated side access from both sides to the rear garden which is an excellent size and principally laid to lawn with a large patio and well stocked flower and shrub beds, The whole is enclosed by fencing and mature trees. There is a large timber shed and outside cold water tap.

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.

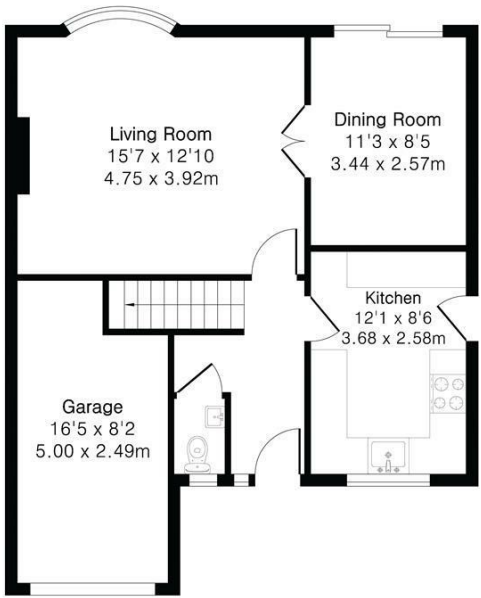


**Approximate Gross Internal Area 1076 sq ft - 100 sq m
(Excluding Garage)**

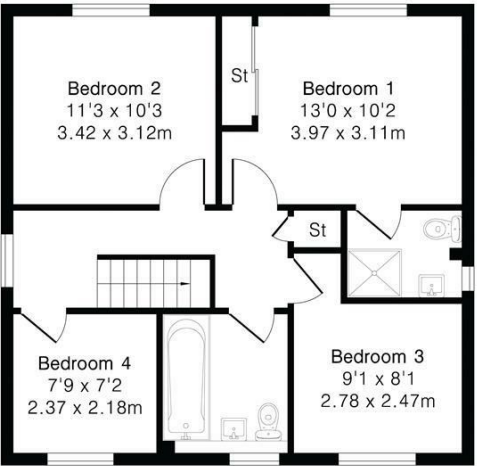
Ground Floor Area 499 sq ft – 46 sq m

First Floor Area 577 sq ft – 54 sq m

Garage Area 124 sq ft – 11 sq m



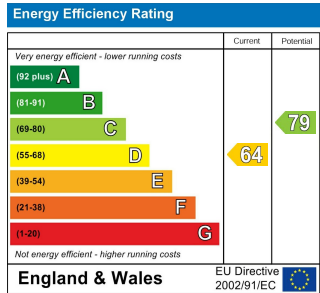
Ground Floor



First Floor



Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

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.

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