



322 Milton Road, Cambridge, CB4 1LH  
Guide Price £725,000 Freehold



rah.co.uk  
01223 323130

**A HANDSOME AND HIGHLY ENERGY EFFICIENT, 1920'S SEMI-DETACHED HOUSE PROVIDING EXTENDED ACCOMMODATION WITH A CONTEMPORARY AND FLEXIBLE LIVING ARRANGEMENT APPROACHING 1520 SQFT AND A BEAUTIFUL SOUTH-FACING GARDEN, ON MILTON ROAD.**

- Large, established south-facing garden
- Secure gated access and parking
- Flexible accommodation with a large contemporary rear extension
- Good energy efficiency and insulation
- No chain

3 bedrooms – sitting room – family/dining room – kitchen – study – utility room – ground floor shower room – first floor family bathroom – gated frontage – off-street parking – large established south facing rear garden

This attractive and well proportioned, 1920s house has been significantly improved and extended to create a substantial family home with a contemporary finish and open layout, suitable for modern living.

Extensive works have been carried out with energy efficiency in mind and a self-contained wing with separate access has been added to provide additional working/living space.

The property is set back from the road behind secure timber gates, which provide privacy and open to a generous parking area which houses a large storage shed. The broad and attractive reception hall has an elegant staircase and leads to the principal ground floor accommodation. The sitting room has a large window overlooking the front aspect and offers a private space away from the principal reception area. The modern kitchen provides an extensive run of low-level units and drawers, a beautiful black walnut worktop, sink with waste disposal unit and space for freestanding appliances. The kitchen opens into the dining area, which provides access to a large garden terrace and complete views of the garden through full width glazed sliding doors. The family area links to the dining area and has a large open fireplace and a polished wooden floor. A large utility area connects to a shower room and study area, which could easily be used to form a 4th bedroom especially with a shower room in close proximity. This complete space is self-contained and could be used for independent living.

Upstairs, the first floor landing leads to the family bathroom suite and three spacious bedrooms.

Outside, the rear garden is generous in size, 90 ft in length, has a high degree of privacy and a desirable south-facing aspect. There is a large, raised terrace area, a lawn with well-stocked borders of established shrubs and a variety of trees including apple, plum, walnut, hazel nut, bay and Japanese maple. There are outside power points and a useful garden shed.

**Location**

Milton Road is conveniently situated on the north side of the city lying about 1.5 miles from the centre itself, about 0.6 miles south of Cambridge Science Park and 1.1 miles from Cambridge North railway station. There are a range of shops with secondary schooling at Chesterton Community College. The river, Midsummer Common, city centre and many of the other facilities offered by the University can be approached on foot or by bicycle.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - E

**Fixtures and Fittings**

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

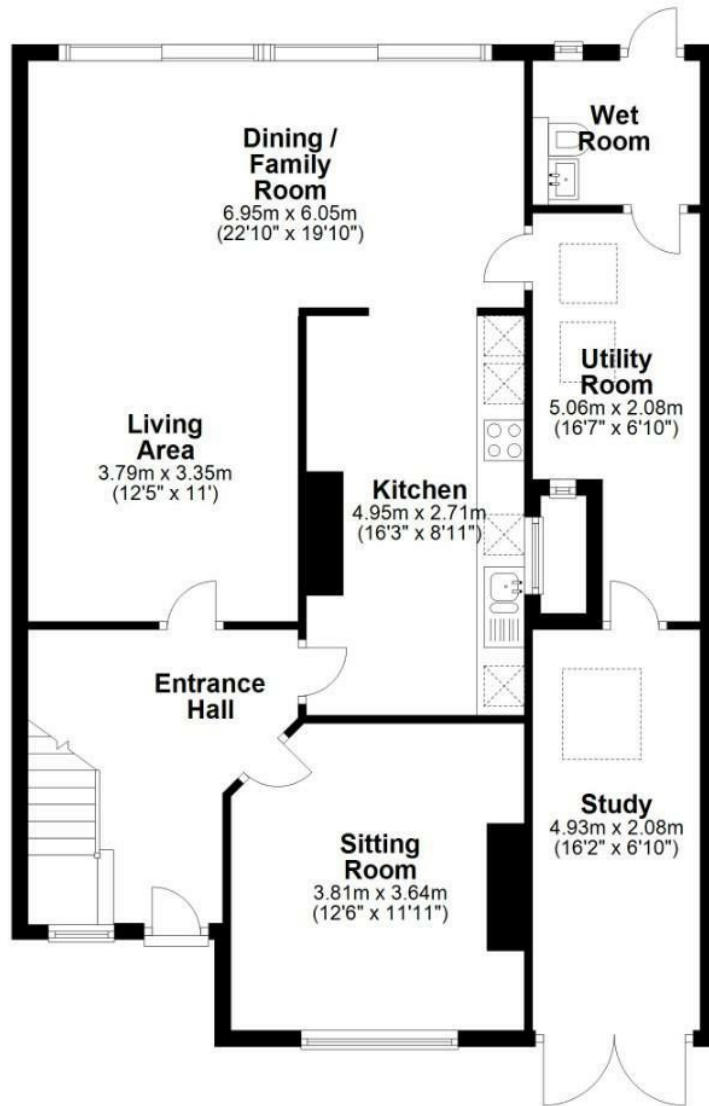
**Viewing**

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



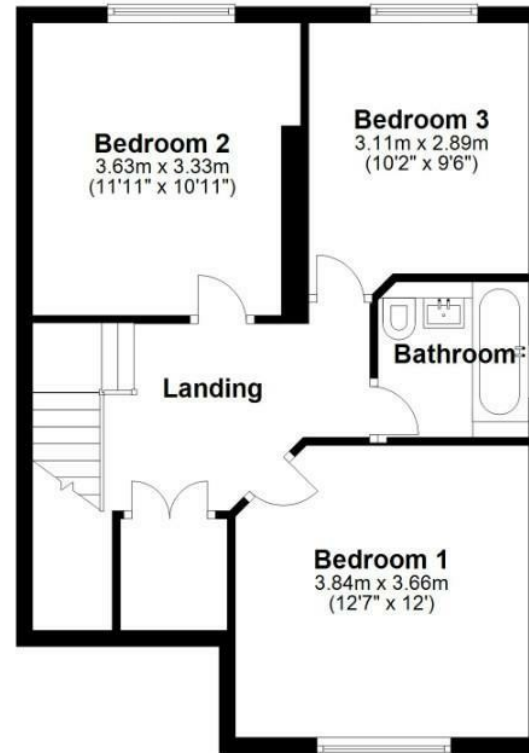
### Ground Floor

Approx. 89.8 sq. metres (967.0 sq. feet)



### First Floor

Approx. 51.2 sq. metres (550.7 sq. feet)



Total area: approx. 141.0 sq. metres (1517.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		74	
(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	

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.

