



**The Sycamores, Milton, Cambridge, CB24 6XJ**

**CHEFFINS**



## The Sycamores

Milton, Cambridge,  
CB24 6XJ

A well presented 2 bedroom house, located within this well served North Cambridge village with easy access to the Science Park, Cambridge city centre and A14/M11. The accommodation comprises entrance hall, open plan living room, kitchen, 1 double bedroom, 1 single bedroom and shower room. Shingle south facing garden and allocated parking. We regret no pets. Furnished. Available from 28/01/2026. EPC: C and Council Tax Band: C.

### LOCATION

Milton is a well served village approximately 3 miles distant to the North of Cambridge. It offers extensive amenities including a Tesco supermarket, village stores, hairdressers, public houses and restaurants. The neighbouring village of Waterbeach also has it's own mainline train station providing a commuter service to London, Cambridge and Kings Lynn. There is also a bus service running from the village to Cambridge city centre and a nearby park and ride service. Walkable distance to the property is Milton Country Park.

2 1 1

£1,300 PCM





## ENTRANCE HALL

cupboard housing boiler, under stairs store cupboard, door to living room and door to:

## KITCHEN

modern fitted kitchen with base and wall units, work tops, sink with window to front aspect above, oven, ceramic hob with extractor above, fridge freezer and washing machine.

## LIVING ROOM

bay window to rear aspect and stairs rising to first floor. Furniture includes sofa, coffee table, TV stand, shelving unit and dining table with chairs.

## STAIRS/LANDING

the bedrooms and shower room are accessed off the landing.

## BEDROOM 1

window to front aspect. Furniture includes double bed, wardrobe, chest of drawers and 2 bedside cabinets.

## BEDROOM 2

window to front aspect. Furniture includes single bed, wardrobe and chest.

## SHOWER ROOM

shower enclosure, WC, wash basin with vanity unit below, wall mirror, heated towel rail and window to front aspect.

## OUTSIDE

low maintenance garden principally laid with shingle and lockable store adjacent to front door. Allocated parking space.

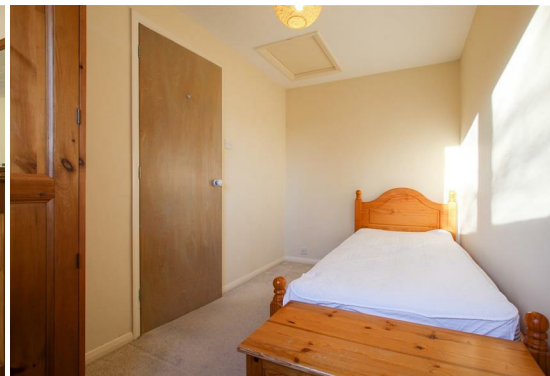
## LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £300

Deposit - £1500



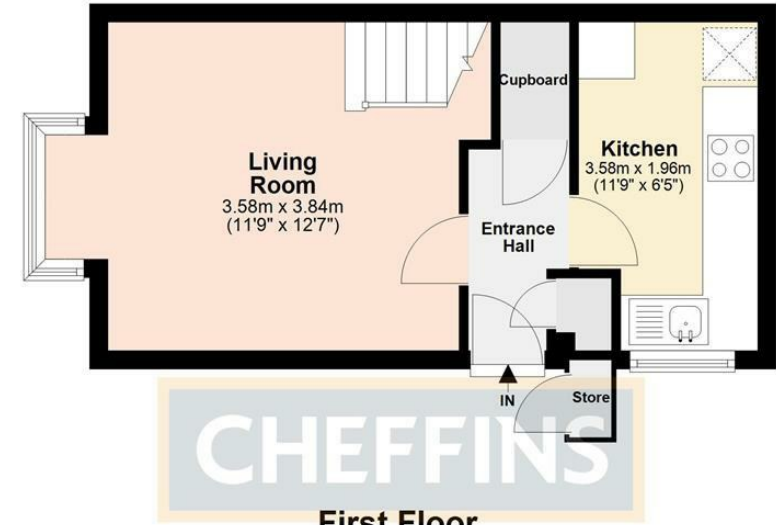




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	73	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

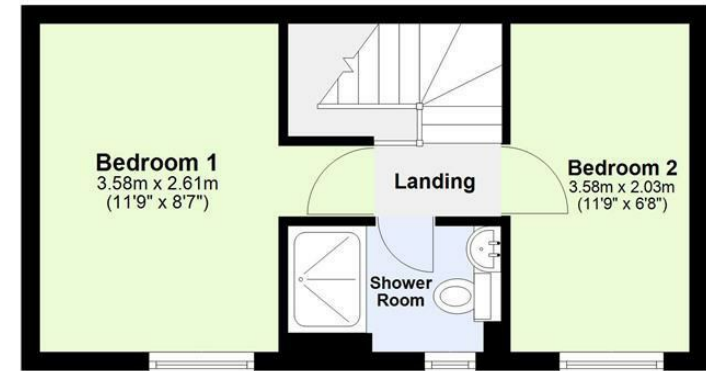
## Ground Floor

Approx. 25.9 sq. metres (278.5 sq. feet)



## First Floor

Approx. 21.9 sq. metres (236.0 sq. feet)



Total area: approx. 47.8 sq. metres (514.6 sq. feet)

Agents note:  
For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

