



GRAY  
TOYNBEE



270 Milton Road  
Cambridge, CB4 1LQ

Guide price £1,000,000



## 270 Milton Road

Cambridge, CB4 1LQ

- Large detached family home
- Large garden backing onto allotments
- 5 bedrooms

A detached family house extending to over 2000 sq. ft, with versatile living space, a large garden and plenty of parking, situated in an excellent location for access to the City Centre, Science Park and Cambridge North Station.

This attractive 4/5-bedroom house is located at the City end of Milton Road, making it perfect for access into town. The accommodation is spacious and versatile, and includes a large hallway with stripped wood floor, a cloakroom with a WC, the living room has a bay window and overlooks the front garden and has a fireplace. There is a good-sized dining room, which in turn leads to the conservatory, which has doors to the garden. The kitchen/family/sun room has a lovely open-plan feel. There are doors to the garden, and the kitchen is fitted with plenty of storage. Off the family room is a further reception room/bedroom five, which has an en-suite shower room. Making it perfect for a dependent relative or as a work-from-home space.



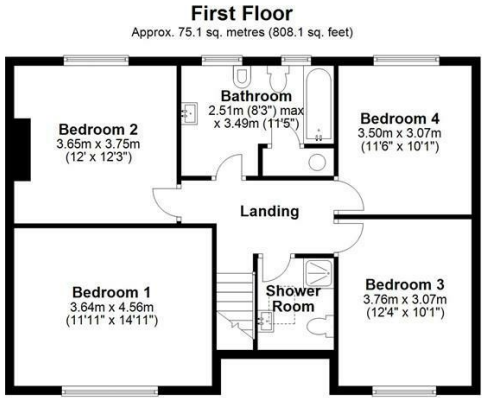
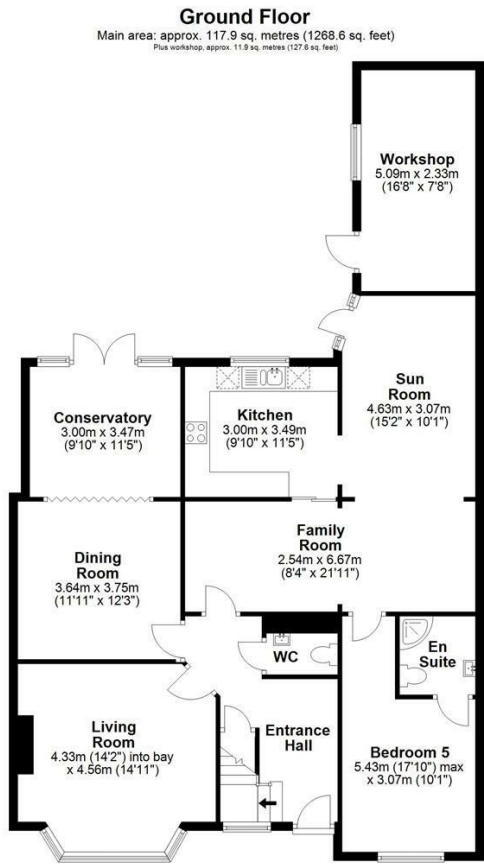


Upstairs off the landing, there are four double bedrooms, all of which are an excellent size. There is a family bathroom and a separate shower room, both with wall and floor tiling and a WC.

The house has double glazing and gas central heating.

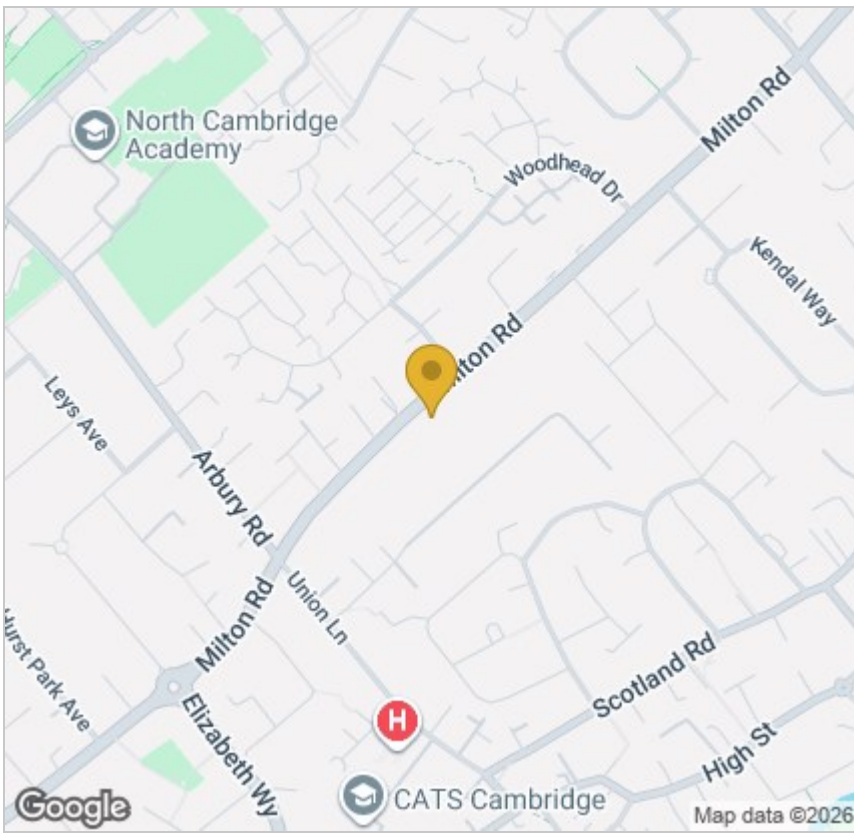
At the front, there is a gravel driveway providing plenty of parking. Side access leads to the rear garden, which is mature, has a variety of fruit trees and mature shrubs. The whole is enclosed by fencing and extends to nearly 200ft. There is also a large workshop.



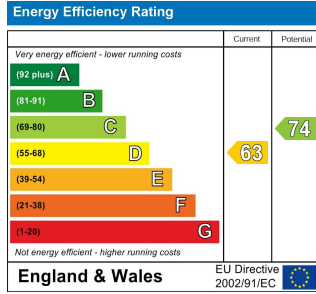


Main area: Approx. 192.9 sq. metres (2076.7 sq. feet)  
Plus workshop, approx. 11.9 sq. metres (127.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



### 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.

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

Cambridge South  
Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 theteam@grayandtoynbee.com

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