



289 Milton Road  
Cambridge, CB4 1XQ

**Guide price £650,000**



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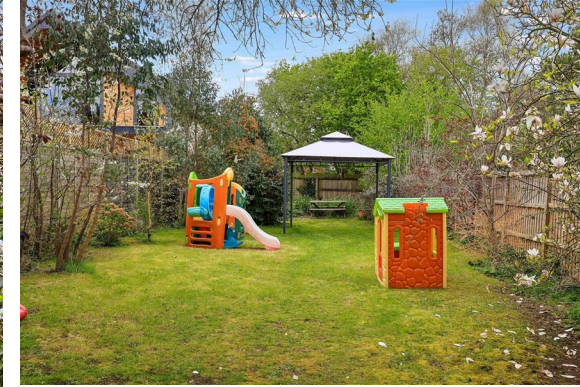
- 1,408 sq ft family home
- Extended accommodation
- Long garden

An extended 1,408 sq ft, 3-bedroom semi-detached family house, with a lovely long garden, in a convenient location for the city centre and science park.

The accommodation has been extended to create a spacious, flexible, family home. There is extensive ground-floor living space, a ground-floor WC, and three large bedrooms.

The living/dining room has been knocked through to provide an open-plan space with a bay window to the front, a fireplace, and lovely wood flooring. Sliding doors lead to the 15ft conservatory, which has views and doors to the garden. The kitchen/breakfast room is well fitted and equipped with plenty of cabinets, a double oven, a 5-ring hob and an extractor. There is also a door to the outside. There is an entrance hall, a cloakroom and WC, and a hallway.

Upstairs, there are three bedrooms, two large and one small double, and one with a bay





window. The bathroom has been refitted and is beautifully appointed with a separate walk-in shower, bath, vanity basin and WC. There is wall and floor tiling and a towel rail.

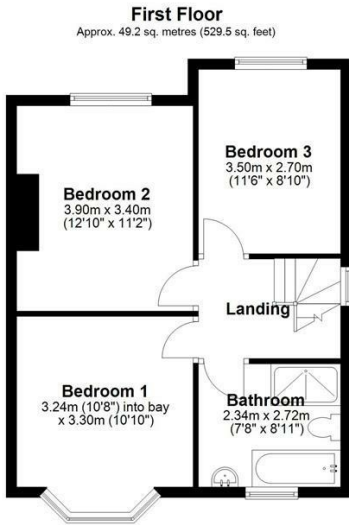
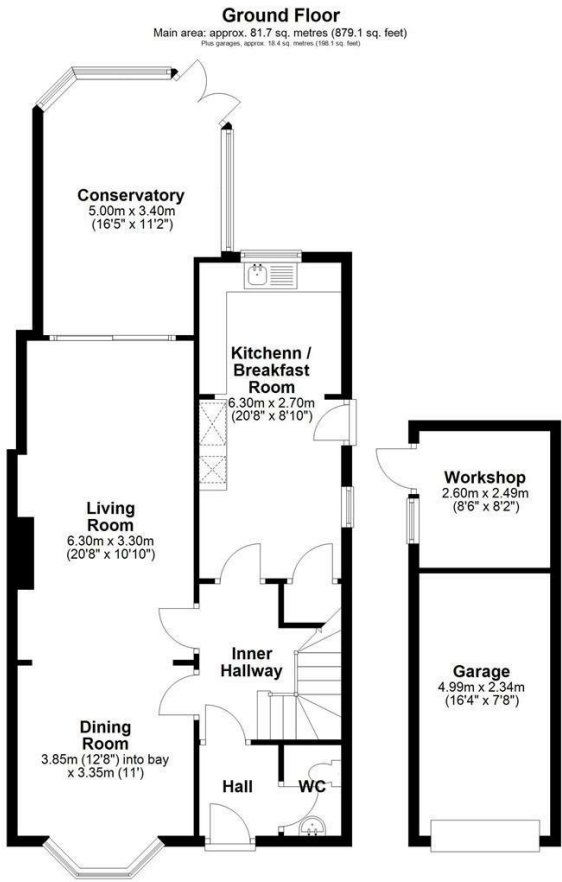
The house has double glazing and gas central heating.

Outside, at the front, there is a lawned garden and a driveway for parking. A narrow driveway to the side of the house leads to the side and rear, where there is a garage and adjoining workshop.

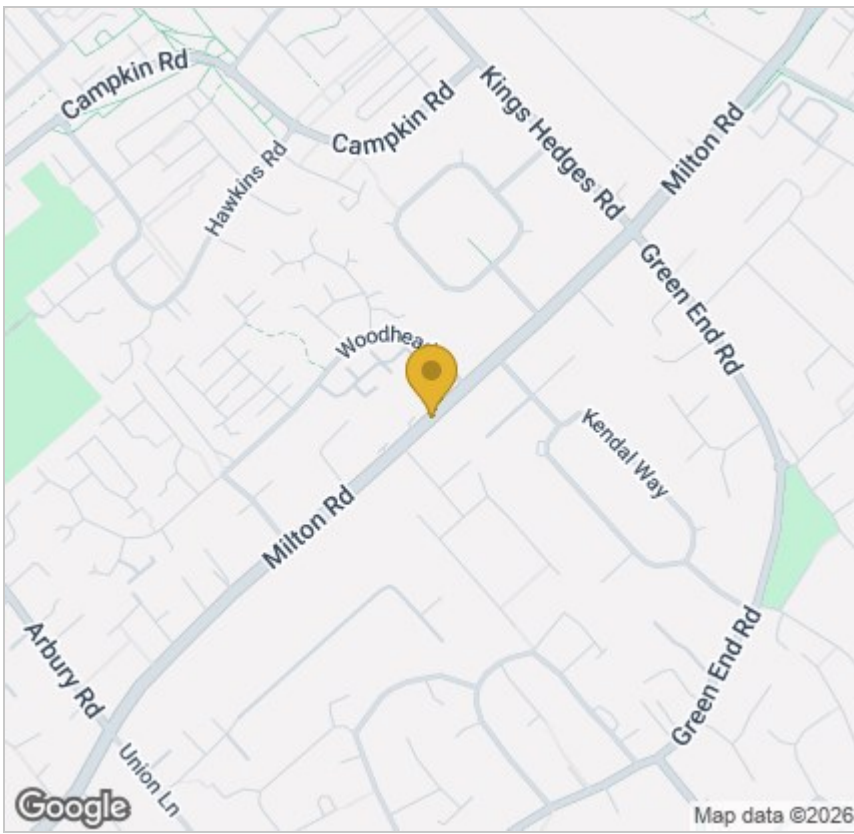
The rear garden is fantastic, mainly lawned and with a patio area, pond, well-stocked beds and a variety of shrubs and trees.

All in all, a wonderful family home, with spacious, well-laid-out accommodation, in a super convenient location.

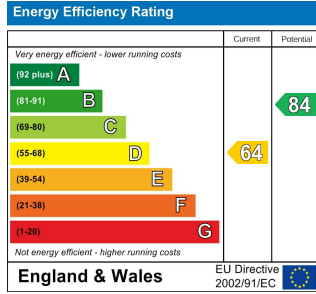




Main area: Approx. 130.9 sq. metres (1408.6 sq. feet)  
Plus garages, approx. 18.4 sq. metres (198.1 sq. feet)



### 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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