
GRAY
TOYNBEE
264 The Rowans
Milton, CB24 6ZL
Guide price £525,000
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264 The Rowans

Milton, CB24 6ZL

- No chain
- Semi-detached family home
- Garage and off-street parking
- Quiet cul-de-sac







A thoughtfully extended four-bedroom semi-detached home with a garage and off-road parking, tucked away in a quiet cul-de-sac just a short distance from the centre of the popular village of Milton.

Extended to over 1,320 sq ft, 264 The Rowans offers generous and flexible family accommodation. The ground floor features a spacious dual-aspect living room with modern wood-burner, opening into a bright open-plan kitchen and dining area. The dining space has a vaulted ceiling with Velux windows and double doors leading to the rear garden.







A well-equipped kitchen, utility room and cloakroom complete the main living space, while a generous ground-floor double bedroom with ensuite shower room adds excellent flexibility.

Upstairs are three further bedrooms, including two doubles. The principal bedroom benefits from built-in storage, an ensuite shower room and views over the rear garden, while a family



bathroom serves the remaining bedrooms.

Outside, there is allocated parking for two vehicles, a garage with loft storage, power and lighting, and a mainly lawned rear garden with additional off-street parking beyond.

A substantial and versatile family home in a quiet setting, with the village centre close by.

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.

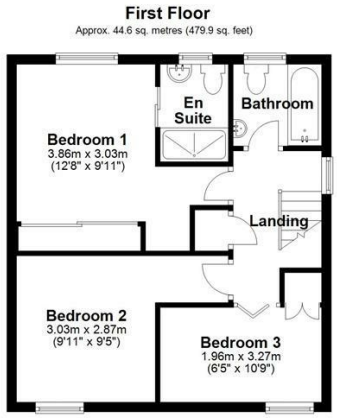
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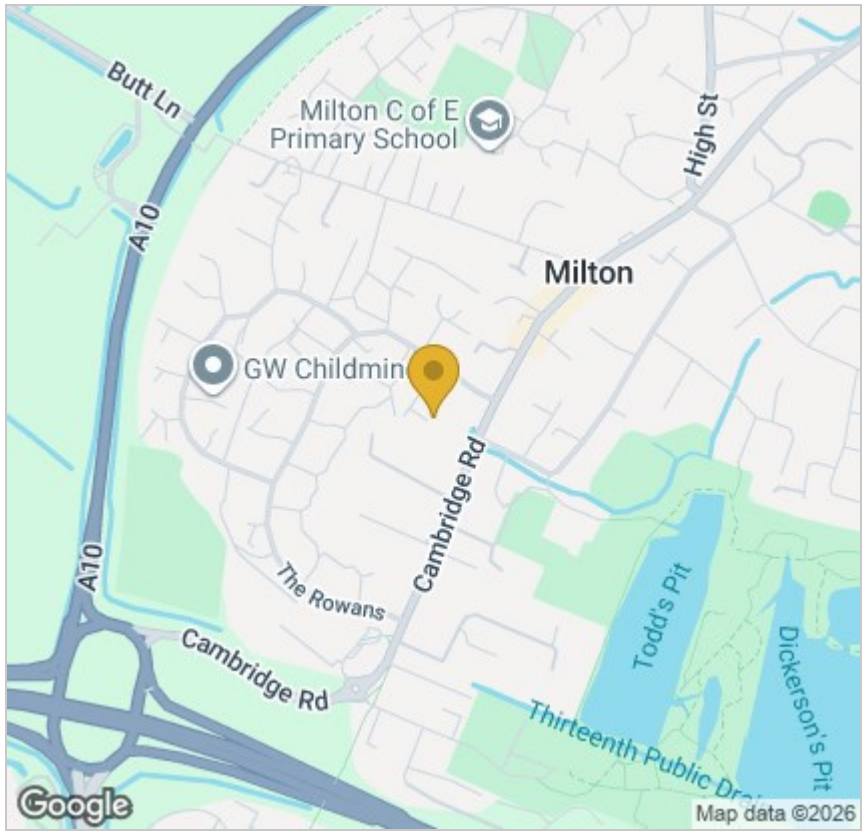
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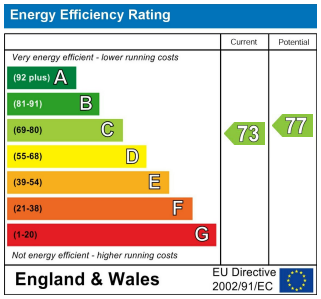


Total area: approx. 122.4 sq. metres (1317.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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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