



264 The Rowans
Milton, CB24 6ZL

Guide price £550,000

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

A thoughtfully extended semi-detached 4 bedroom property positioned in the corner of a quiet cul-de-sac a short distance from the center of the very popular village of Milton.

Extended to over 1,320sqft, 264 The Rowans is a large family home providing flexible accommodation. On the ground floor, the large open living room enjoys dual aspect and features a modern wood-burner. Adjoining the living room is the open-plan kitchen and dining area. The dining area is set beneath a vaulted ceiling with velux windows and overlooks the rear garden, which can be accessed via double doors.

The kitchen is well fitted with a range of high and low-level cabinets, an integrated double oven and gas hob, and provision for white goods. The utility room provides a full height storage cupboard, a cloakroom and access to the rear garden. Completing the ground floor is a large double bedroom, with an ensuite shower room.





Upstairs, there are three bedrooms, two of which are doubles with the principal bedroom benefiting from extensive built-in storage, an ensuite shower room and views over the rear garden. The third is a large single also with built in storage. The family bathroom is fitted with a bath with shower over, WC and hand wash basin.

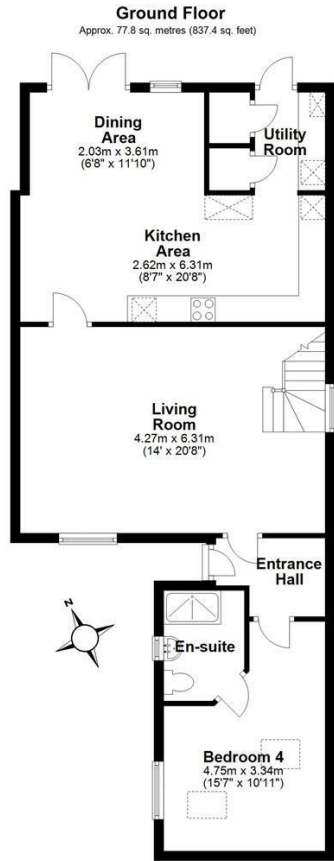
Outside, to the front of the property is allocated parking for two vehicles and access to the garage which has loft storage together with extensive power and lighting. The rear garden is mainly laid to lawn, with additional unallocated off-street parking beyond.

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.

SatNav: CB24 6ZL

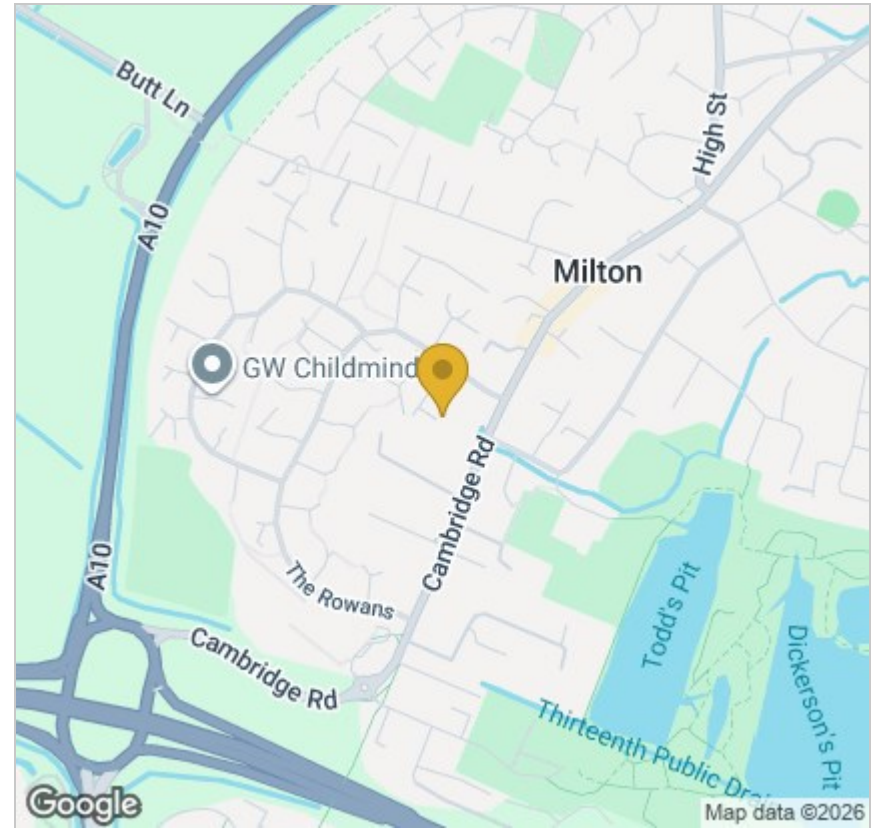
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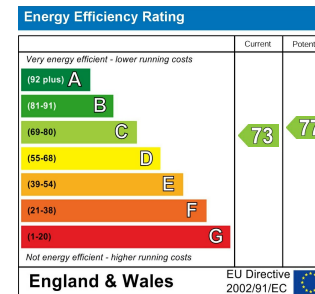


Total area: approx. 122.4 sq. metres (1317.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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