



**MILTON ROAD**  
Cambridge

**Carter Jonas**

## MILTON ROAD, CAMBRIDGE, CB4 1LW

- Cambridge City Centre - approx. 1.5 miles
- Cambridge North Railway Station - approx. 1 miles
- A14 - approx. 1.2 miles

Sitting room • Superb open-plan kitchen/dining/family room • Downstairs shower room • Three bedrooms • Family bathroom • Ample parking, garage & rear vehicular access • Enclosed lawned garden with side access to front & terrace • Additional land with potential for development (stp)/extra garden • No onward chain • EPC rating B

### DESCRIPTION

350 Milton Road is an attractive, semi-detached, 1930s, three bedroom home which has recently undergone a superb programme of extension and renovation. Retaining some lovely period features including exposed floorboards (on the first floor) and panelled doors, the property offers immaculately presented and bright accommodation throughout and is ready for immediate occupation. The current owners have taken great care during the renovation process to retain the character of the house whilst creating the perfect family home.

On the ground floor is a stunning open plan kitchen/dining/family room with bi-fold doors to the terrace, high-quality integrated appliances and a contemporary built-in woodburner. There is also a lovely, bay-fronted sitting room and a ground floor wet room.

On the first floor are three bedrooms and a modern bathroom.

**A SUPERBLY EXTENDED AND RENOVATED THREE-BEDROOM, SEMI-DETACHED 1930S CITY HOME OCCUPYING AN EXCEPTIONAL PLOT WITH HUGE POTENTIAL FOR DEVELOPMENT (STP).**



## OUTSIDE

The property is approached over a large, gravelled driveway providing parking for several cars. There is a lockable pedestrian gate to one side of the house opening to a wide pathway to the rear garden, ideal for secure bicycle and bin storage. The gardens to the back of the house are an exceptional size and are divided into two sections with an enclosed lawned garden and a separate "utility" garden with a detached garage, additional parking and rear vehicular access. There is a south-west facing Indian sandstone terrace across the back of the house, perfect for al-fresco dining and entertaining. The rear section of the garden offers excellent potential for potential development and/or kitchen garden/allotment/extra garden space.

## LOCATION

The property occupies an excellent and hugely convenient edge of city location with superb access to local amenities, schooling and commuter links, by road and rail. The location is only 1.5 miles from the city centre with a regular bus service and cycle paths. There is also easy access to the village of Milton, just 1.4 miles with a further good range of facilities including Tesco superstore, public houses and Park and Ride.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All main services are connected. Underfloor heating to the reception hall and kitchen/diner. Double glazing.

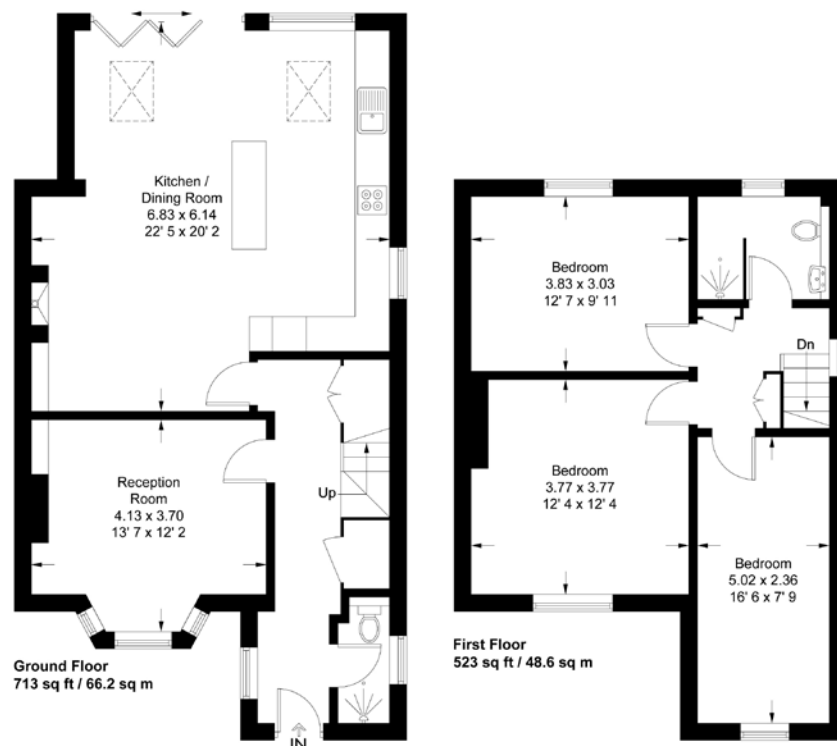
**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with the Selling Agents  
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## Milton Road

Approximate Gross Internal Area = 1236 sq ft / 114.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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