



282 Milton Road, Cambridge, CB4 1LH
Guide Price £725,000 Freehold



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A CHARACTERFUL AND VERY WELL-PRESENTED, 1920'S, DETACHED FAMILY HOME WITH VERSATILE ACCOMMODATION SET ON A SIZEABLE PLOT WITH A DELIGHTFUL, LANDSCAPED REAR GARDEN OFFERING SCOPE FOR EXPANSION (STPP). SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

- 1920s detached residence
- 3 bedrooms plus further family room/double bedroom
- Family bathroom and ground floor shower room
- Superb, long southeasterly rear garden
- Driveway and garage
- 116 sqm / 1,249 sqft
- Attractive period features incl. high ceilings and picture rails
- Living/dining room and kitchen/breakfast room
- Gas-fired central heating to radiators
- Plot size of approx 0.23 acres

282 Milton Road is a charming and very well-cared-for 1920's detached family home, which offers bright and airy, versatile accommodation of 1,249 sqft. The property occupies a generous plot with a delightful rear garden that offers tremendous scope to extend further, subject to the necessary consents.

The entrance hall has stairs to the first floor with a storage cupboard under, an attractive, tall window to the front aspect and access to a three-piece shower room. Benefitting from a dual aspect, the living/dining room has patio doors providing views of and access to the rear garden and leads to the spacious family room. This room has been fitted with wardrobes and has been used as a comfortable double bedroom. Fitted with a range of units with tiled splashbacks, the kitchen has a tiled floor, an integrated double oven, a five-burner gas hob, space for fridge/freezer, plumbing for a dishwasher and a glazed door to the rear garden. There is also a utility area with an additional sink, plumbing for a washing machine and a wall-mounted boiler.

On the first floor, the landing has an airing cupboard and hatch to the loft space. There are three bedrooms, two of which are double in size and include built-in storage, with the master bedroom having a period, feature fireplace. The family bathroom is partly tiled and has a panelled bath, WC and a vanity unit with a wash basin.

At the front, the property is set back from the road behind a boundary hedgerow, lawned garden and driveway, which provides parking for two plus vehicles and leads to a spacious garage with sectional, side sliding wooden doors. Gated side access leads to the stunning, well-tended rear garden, which is very generously sized, offers a good degree of privacy and backs onto allotments. It benefits from a southeasterly aspect and is predominantly laid to lawn, with a patio area, mature apple trees, well-planted shrub borders and two timber sheds.

Location

Milton Road is conveniently situated on the north side of the city, lying about 1.5 miles from the centre itself, about 1 mile southwest of Cambridge Science Park and 1.2 miles from Cambridge North railway station. There are a range of shops with secondary schooling at Shirley Community Primary School and North Cambridge Academy. The river, Midsummer Common, city centre and many of the other facilities offered by the University can be approached on foot or by bicycle.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.
Council Tax Band - E

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

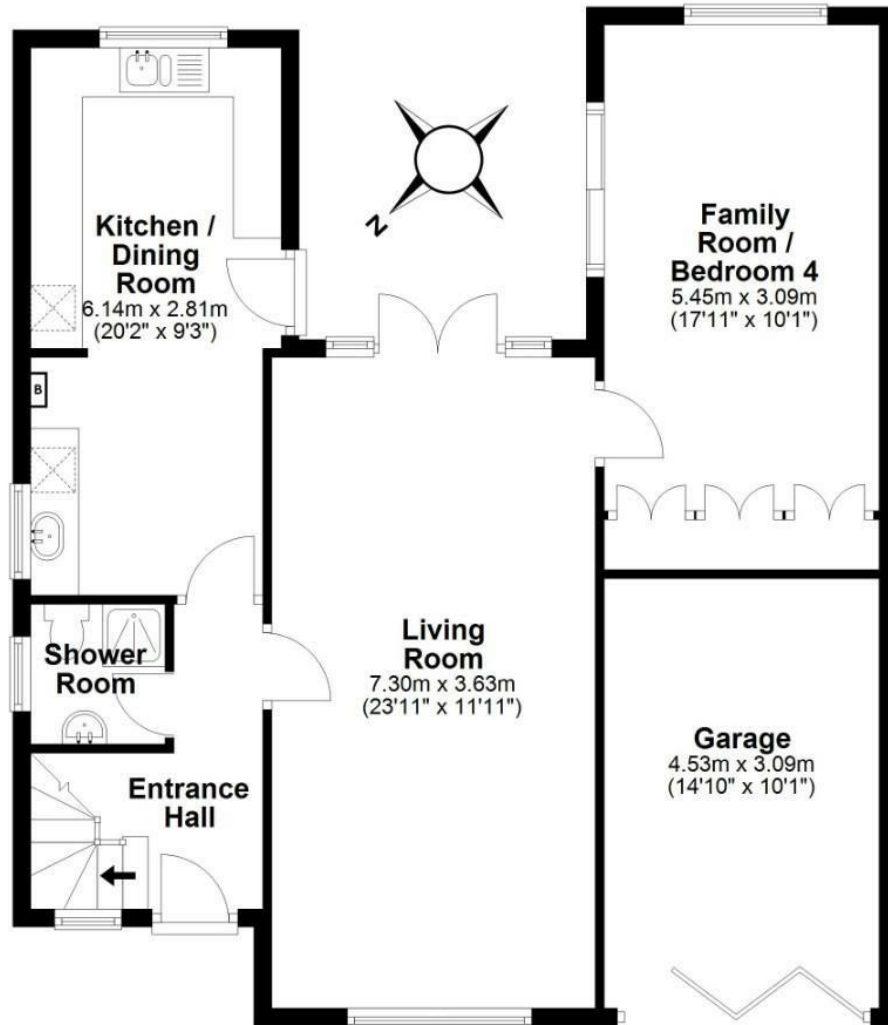
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Main area: approx. 72.3 sq. metres (778.7 sq. feet)
Plus garages, approx. 14.0 sq. metres (150.5 sq. feet)



Main area: Approx. 116.1 sq. metres (1249.3 sq. feet)
Plus garages, approx. 14.0 sq. metres (150.5 sq. feet)

First Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	80
EU Directive 2002/91/EC		



