

**PORCH** Double glazed window to side, wooden panelled door to entrance hall, radiator, tiled flooring.

**ENTRANCE HALL** Singled glazed window with secondary glazing to front, doors off to study, kitchen and ground floor shower room, stairs to first floor, radiator, parquet flooring.

**STUDY** 12' 7" x 7' 10" (3.86m x 2.39m) Double glazed window to side, radiator, parquet flooring.

**GROUND FLOOR SHOWER ROOM** Double glazed frosted window to front and side, three piece suite comprising corner shower cubicle with electric shower and tiled surround, pedestal wash basin with tiled splashback, low level WC, radiator, laminated flooring.

**KITCHEN** 14' 5" x 12' 9" (4.40m x 3.89m) Double glazed window to front, range of wall and floor mounted base units, space and plumbing for washing machine, stainless steel sink unit with drainer, four ring gas hob with extractor hood over, electric cooker, space for fridge/freezer, multi-fuel burning stove, door to living room/diner and side passage, tiled flooring.

## LIVING ROOM/DINER

**LIVING AREA** 24' 8" x 10' 0" (7.53m x 3.06m) Two large double glazed window to rear overlooking the rear garden, double glazed window to side, radiator, parquet flooring. Opens into another sitting area.

**SITTING AREA** 12' 11" x 7' 2" (3.94m x 2.2.8m) Double glazed window to rear and side, double glazed door to rear garden, stairs to first floor.

**FIRST FLOOR LANDING** Double glazed window to side, doors off to bedrooms and bathroom, wall mounted safe, loft access, under stairs storage cupboard, airing cupboard.

**BEDROOM ONE** 11' 10" x 10' 8" (3.63m x 3.27m) Double glazed window to rear, radiator, carpeted flooring.

**BEDROOM TWO** 14' 10" x 9' 1" (4.54m x 2.79m) Double glazed window to rear, door to ensuite, radiator, carpeted flooring.



**ENSUITE** Three piece suite comprising low level WC, pedestal wash basin, corner shower cubicle with tiled splashback and surround, extractor, radiator, coving, laminated flooring.

**BEDROOM FOUR** 9' 11" x 6' 5" (3.03m x 1.98m) Double glazed window to front, radiator, carpeted flooring.

**STAIRS TO SECOND FLOOR LANDING**

**BEDROOM THREE** 19' 10" x 8' 2" (6.06m x 2.49m) Double glazed window to side, built in eaves storage, radiator, carpeted flooring. Opens to ensuite.

**ENSUITE** Double glazed window to side, four piece suite comprising low level WC, pedestal wash basin, shower cubicle with electric shower over and tiled surround, radiator, laminated flooring.

**OUTSIDE** Brick weave driveway leading to parking for 1-2 cars with access to the one and half garage, patio, front lawn, access to rear.

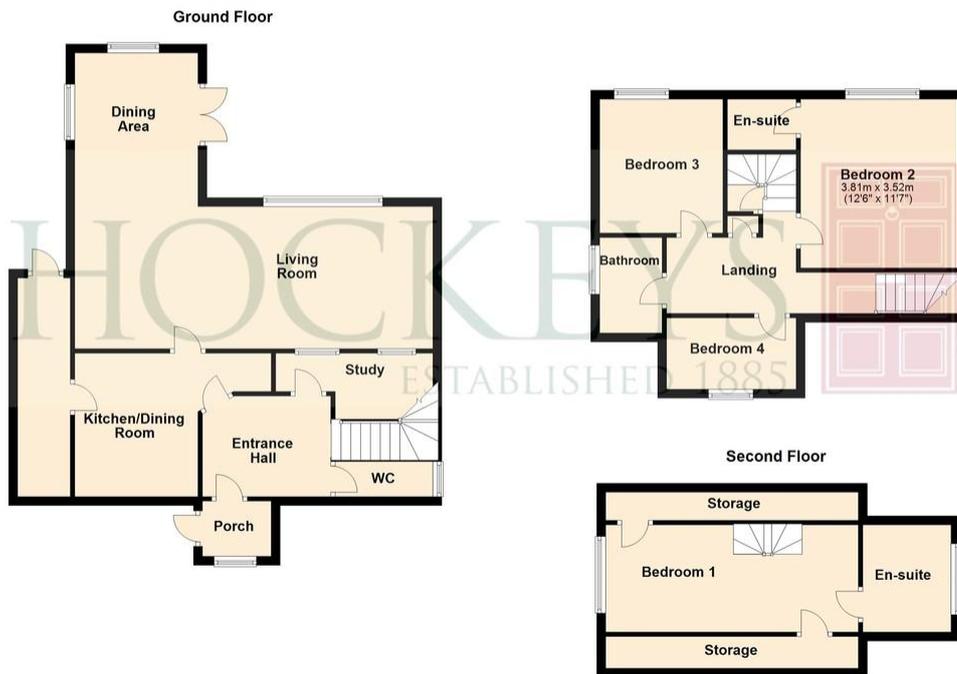
Lean-to with space for fridge/freezer, gas fired boiler unit, access to rear garden.

Rear garden is fully enclosed and has access to the side and front passage, mainly laid to lawn with patio area and sheltered area. Pond, various shrubs and flowers set to borders and beds, space at the end for a shed and bin store if required.

**GARAGE** 20' 2" x 14' 4" (6.15m x 4.38m) Double glazed window to rear and side, four opening sliding doors.



First Floor



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168A Milton Road,  
Cambridge, CB4 1LE

£650,000 Freehold

A large five bedroom detached home with a perfect balance between internal living and external garden space along with a large L shaped living room/diner, four/five bedrooms with a further four shower and a utility room leading to the double garage.

The property is situated on Milton Road, allowing for great access to the Cambridge North Station and Science Park or back into the city centre.



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