Radcliffe & Rust
Residential sales & lettings

155 The Sycamores, Milton CB24 6ZH

£2,000 PCM

Radcliffe & Rust
Residential sales & lettings

Beacon Rise, 150 Newmarket Road, Cambridge CB5 8AX

T 01223 307898
E info@radcliffeandrust.co.uk
radcliffeandrust.co.uk

Radcliffe & Rust are delighted to offer to let, this four bedroom detached property in The Sycamores, Milton, CB24. The Sycamores is located just a short walk from the High Street in the heart of Milton. Milton is a well-served village just to the North of Cambridge, approximately four miles from the city centre. The village offers extensive amenities including a Tesco supermarket, village stores, hairdressers, public houses, restaurants, Milton C of E VC Primary School and the incredibly popular Milton Country Park, a 95 acre park that plays host to a wealth of attractive walks, lakes, play grounds, plus a café & visitor centre. The Sycamores is only a 7 minute drive from Cambridge North Train Station, whilst the neighbouring village of Waterbeach has it's own mainline train station as well. Both stations provide a commuter service to London, Cambridge and Kings Lynn. There is also a bus service running from the village to Cambridge city centre and a nearby park and ride service. The A14 is easily accessible and interconnects to the M11 motorway to London.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this spacious four bedroom detached property in the popular village of Milton. Offering off road parking, a garage, front and rear gardens and generous sized rooms, this property is sure to prove popular for both families and professionals.

Upon entering the property, you are welcomed into the hallway with stairs leading to the first floor. The room immediately on your right hand side as you enter the property is the living room. Overlooking the front of the property, the living room has a feature electric fireplace with wooden surround, wall lights and the large window floods the room with light. From the living room, there are double doors leading to the dining room. The dining room has sliding doors leading to the rear garden and is large enough for a dining table for at least four people. From the dining room, there is a single doorway leading to the kitchen breakfast room.

The kitchen has wooden shaker style wall and base units and an electric oven and grill, four ring gas hob, washing machine, tumble dryer and full height fridge / freezer. There is space within the kitchen to fit an additional dining table if required. Within the kitchen, there is a doorway leading into the garden and doorways leading to the dining room and hallway. The kitchen also has feature wooden beams which keep in style with the traditional exterior of the property. Next to the kitchen and accessed from the hallway, there is a downstairs cloakroom with W.C. and hand basin.

Upstairs, the first room immediately in front of you is the family bathroom which has a W.C., hand basin, bath with overhead electric shower and glass screen and white wall tiles. To the left on the landing are bedrooms two and three. Bedroom two overlooks the front of the property and is a good sized double. Part of the ceiling takes on the shape of the roof creating interest in the room. Bedroom three overlooks the rear of the property and could work well as an office or exercise space if required. Bedroom four is on the opposite side of the landing to bedroom three and also overlooks the rear of the property. This bedroom could comfortably fit a single bed and additional storage furniture. Bedroom one overlooks the front of the property. This great sized master has the added bonus of mirrored sliding wardrobes and has space for a double bed and additional furniture. The master bedroom has an en-suite with W.C., hand basin and walk-in shower cubicle.

Outside there are front and rear gardens mainly laid to lawn with mature trees and shrubbery. At the front of the property there is off road parking for one-two vehicles as well as a garage.

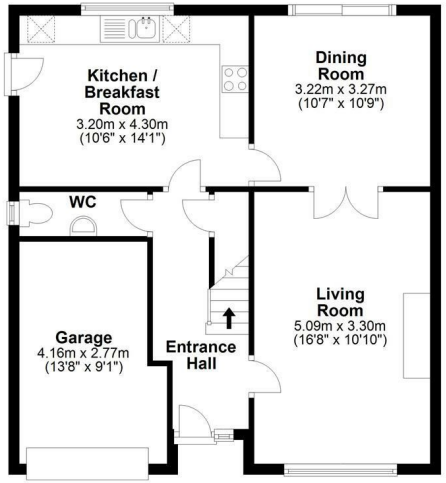
Please call us on 01223 307 898 to arrange a viewing and for all of you residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Available early August, on an unfurnished basis.
Deposit £2,307
Council tax band E
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)
The formula for working out a week's rent is the following:
1 month's rent * 12 / 52 = 1 week's rent.
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect

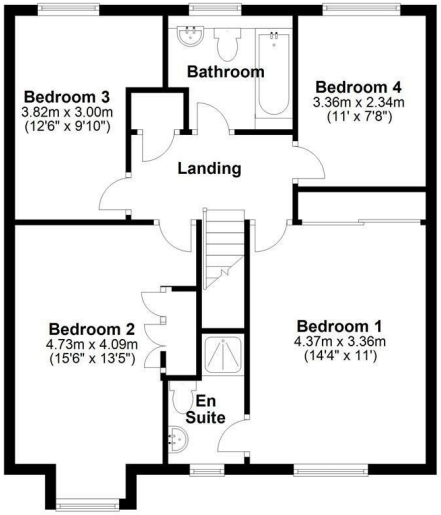
Ground Floor

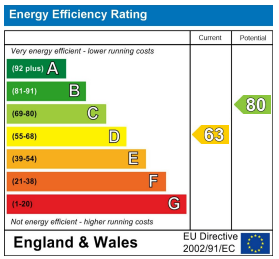
Approx. 63.5 sq. metres (683.8 sq. feet)



First Floor

Approx. 66.3 sq. metres (713.7 sq. feet)



Total area: approx. 129.8 sq. metres (1397.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.