

GRAY TOYNBEE

9 Woodman Way

Milton, CB24 6DS

Guide price £425,000

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- Link-detached
- Garage and driveway
- Low-maintenance gardens
- No chain

A three-bedroom link-detached house with an enclosed rear garden, garage and off-street parking, situated within convenient reach of local amenities, and offered with no onward chain.

The accommodation comprises an entrance hall providing access to the living room, and a cloakroom. To the front of the property is the spacious living room, which leads through to the dining room and conservatory, which enjoys direct access to the rear garden. The kitchen completes the groundfloor, with a range of wall and base units with worksurfaces over, integrated oven and gas hob, and space for further appliances.

Upstairs there are three well proportioned bedrooms. The principal bedroom benefits from built in storage and ensuite shower room. The family bathroom is well fitted with a bath with shower attachment, WC and basin.















Outside the property benefits from a driveway providing off-street parking for one vehicle, which leads to a single garage. The rear garden is designed for low maintenance, and is predominantly laid to gravel, with a patio seating area.

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 and the property is within catchment area to Impington village college.

SatNav: CB24 6DS
What3Words: ///author.pillow.study





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Approximate Gross Internal Area 926 sq ft - 86 sq m

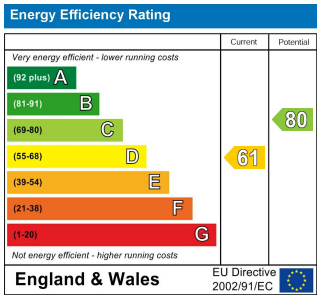
Ground Floor Area 514 sq ft – 48 sq m

First Floor Area 412 sq ft – 38 sq m





Energy Efficiency Graph



Tenure: Freehold

Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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