

# Cauldwell

PROPERTY SERVICES



## 5 Grable Avenue, Milton Keynes, MK4 4TH

**£399,995**

CAULDWELL are pleased to offer sale this modern detached family home, offered for sale with no upward chain within the sought after Oxley Park area on the western flank of Milton Keynes. Oxley Park offers many local amenities including various shops, takeaways and a Tesco Express and only within a short walk to the countryside and walks along the North Bucks Way.

The accommodation briefly comprises; entrance hallway, downstairs cloakroom, separate dining room with box bay window, dual aspect living room with French doors leading to the rear garden, fitted kitchen/breakfast room. To the first floor, there is an en-suite shower room to the principal bedroom, three well proportioned bedrooms and a family bathroom. Outside there is an enclosed rear garden, carport and off road parking. Council tax band D. Energy rating tbc.

### **ENTRANCE HALL**

Stairs to first floor. Radiator. Skimmed ceiling.

### **CLOAKROOM**

Double glazed window to front. Radiator. Two piece suite comprising low level wc and wash hand basin in vanity surround. Radiator. Skimmed ceiling.

### **LIVING ROOM 15'8" x 9'9" (4.78 x 2.97)**



Dual aspect double glazed window to front and rear. Radiator. Television point. Telephone point. Double glazed window to side. Skimmed ceiling.

### **KITCHEN 16'3" x 7'1" (4.95 x 2.16)**



Fitted with a range of wall and base units with work surfaces incorporating stainless steel sink drainer unit and mixer tap. Built in oven and hob with extractor hood. Space for washing machine and dishwasher. Radiator. Understairs storage cupboard. Tiled flooring. Double glazed window to rear. Skimmed ceiling.

### **DINING ROOM 12'2" x 9'6" (3.71 x 2.90)**

Double glazed window to front. Radiator. Skimmed ceiling.

### **FIRST FLOOR LANDING**

Double glazed window to rear.

### **BEDROOM ONE 13'0" x 8'7" (3.96 x 2.62)**



Double glazed window to front aspect. Radiator.

### **ENSUITE**

Three piece suite comprising low level wc, wash hand basin and shower cubicle with shower. Shaver point.

### **BEDROOM TWO 10'0" x 9'0" (3.05 x 2.74)**



Double glazed window to front. Radiator. Two built in cupboards. Access to loft. Skimmed ceiling.

### **BEDROOM THREE 7'0" x 6'4" (2.13 x 1.93)**

Double glazed window to side and rear. Radiator. Skimmed ceiling. Radiator.



## BATHROOM



Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin in vanity unit. Extractor fan. Frosted double glazed window to rear.

## REAR GARDEN



Enclosed rear garden laid mainly to lawn with patio area. Gated rear access. Enclosed by wall and fence surround.

## FRONT ASPECT



## CARPORT



## COUNCIL TAX BAND

Council tax band B. Sourced from <https://www.gov.uk/council-tax-bands>.

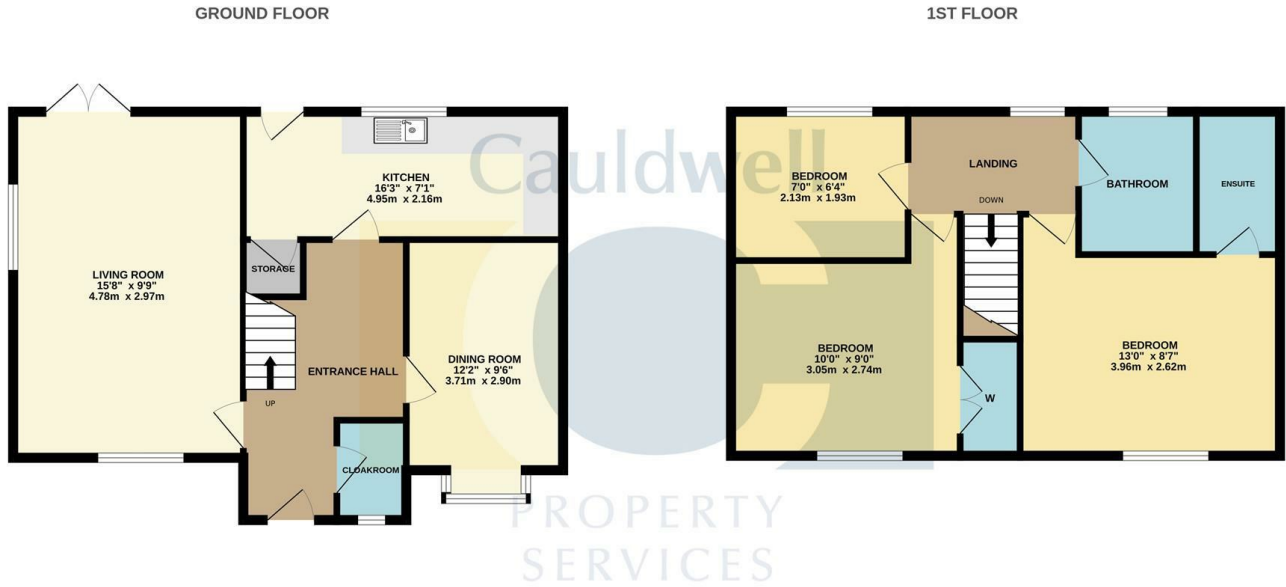
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT**. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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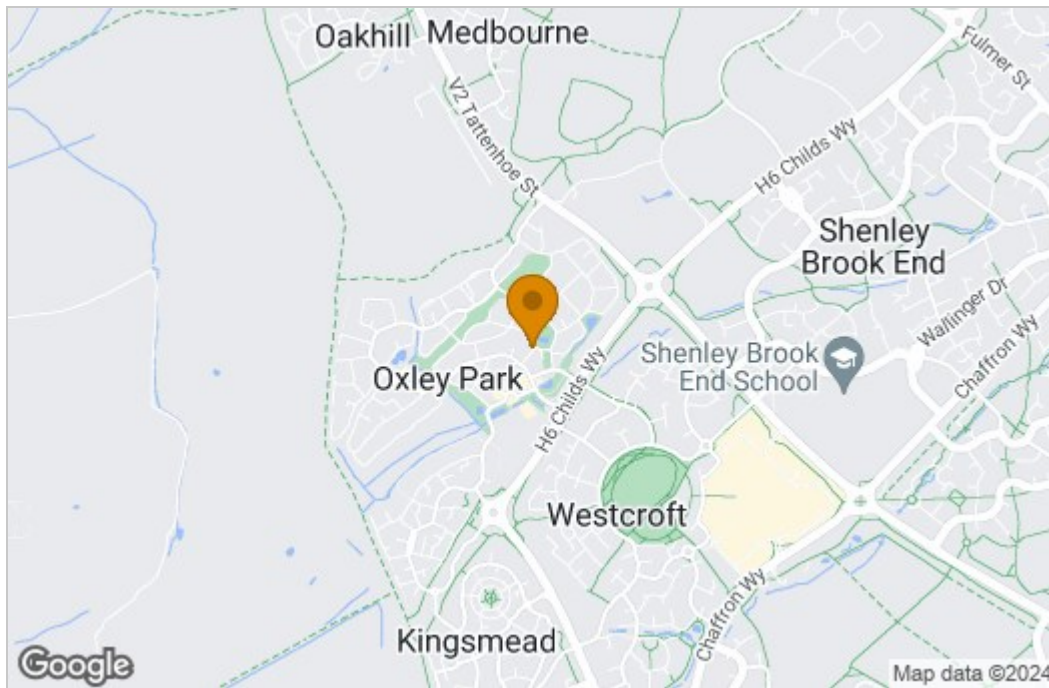
# Floor Plan



TOTAL FLOOR AREA : 904sq.ft. (84.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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