



Cauldwell

PROPERTY SERVICES



62 Calverleigh Crescent, Milton Keynes, MK4 1HU

£279,995

CAULDWELL are proud to market this well presented two DOUBLE bedroom property, situated in the highly desired area of Furzton (close proximity to Furzton lake). This wonderful property boasts a stylish refitted kitchen/dining room, double glazing, allocated parking and an enclosed rear garden.

Accommodation set over two floors comprises an entrance, living room, kitchen/dining room with French doors leading to the rear garden. On the first floor there are two double bedrooms and a refitted bathroom with a shower. Energy rating: B. Council tax band B.

Situated towards the south west of Milton Keynes, within easy access of the A421 taking you to M1 J13 or the M40. This location is popular with commuters and families alike, as it is approximately 3 miles to MK railway station and in the catchment for Shenley Brook End Secondary school. There are two local shopping areas in Furzton, the area also has many green spaces including Tattenhoe Valley Park, which runs through the centre of the development and into Furzton Lake. The lake has a pub/restaurant which overlooks it and a popular adventure golf course and cafe.

ENTRANCE

Entrance through front door into entrance hall.

LIVING ROOM 13'8" x 12'2" (4.19 x 3.71)



Double glazed window to the front. Under stair storage area. Stairs to first floor. Radiator. Opening through to kitchen dining room.

KITCHEN/DINER 9'4" x 12'0" (2.86 x 3.68)



Kitchen fitted with a range of soft close wall and base units. Roll top work surface incorporating a one and a half stainless steel sink and drainer with stainless steel mixer tap. Free standing cooker. Plumbing for washing machine, space for slim line dish washer and space for American style fridge freezer. Tiled floor, splash back tiles. Wall mounted boiler inside cupboard surround. Double glazed window to the rear. Double glazed French door to the rear. Radiator

FIRST FLOOR LANDING

Door leading to all upstairs rooms. Loft access.

BEDROOM ONE 7'10" x 12'1" (2.41 x 3.69)

Double glazed window to the rear. Radiator.

BEDROOM TWO 9'2" x 12'3" (2.8 x 3.74)

Store cupboard. Double glazed window to the front. Radiator.

BATHROOM



Refitted family bathroom. Three piece suite. Panelled bath with stainless steel mixer tap with shower over. Low level wc, wash hand basin with mixer tap and soft close cupboard surround. Shaver point, extractor and chrome towel rail. Skimmed ceiling.

REAR GARDEN



Enclosed rear garden laid mainly to lawn, two patio areas.

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.

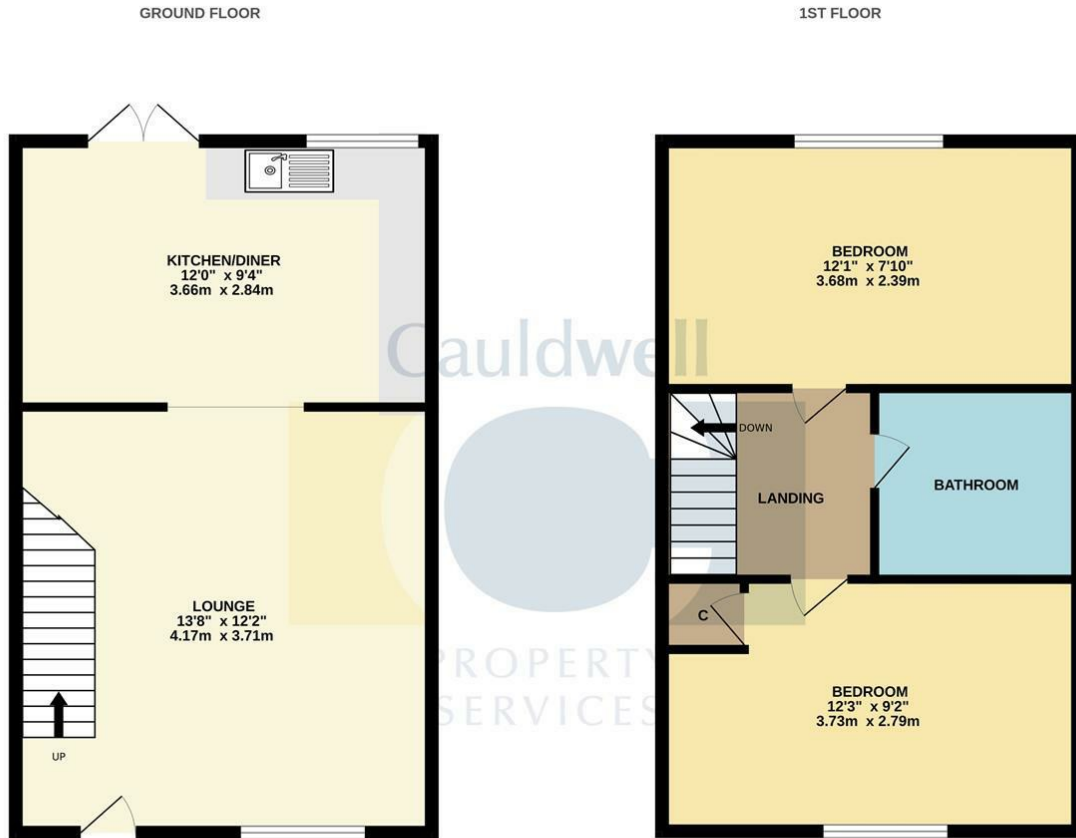
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Floor Plan



TOTAL FLOOR AREA : 549sq.ft. (51.0 sq.m.) approx.

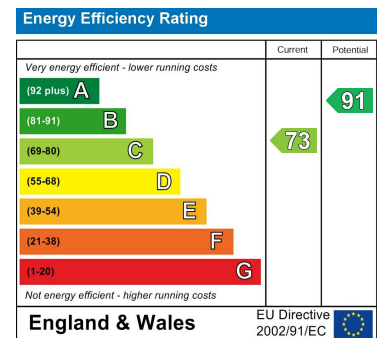
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Area Map



Energy Efficiency Graph



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