



Cauldwell

PROPERTY SERVICES



35 Aiken Grange, Milton Keynes, MK10 9SR

£650,000

CAULDWELL are delighted to offer for sale a four double bedroom home with a balcony, stunning open views to the front and a modern open plan living space.

This stunning property is located to the east side of Milton Keynes, within close proximity to the M1, central Milton Keynes and MK railway station. There are nearby local amenities including Waitrose, Costa Coffee and Oakgrove School Catchment. Accommodation briefly comprises sitting room, kitchen breakfast room, spacious family room with French doors leading to the rear, entrance hall with floor to ceiling windows which invites an abundance of natural light, downstairs cloakroom. To the first floor there are four double bedrooms, with an en suite to the principal, family bathroom with a balcony off the main landing. Outside to the front, there is planting with parking for up to three cars leading to an enclosed rear garden which has a lawn area and patio area. The property is perfect for those who value both space and a scenic setting. Energy rating B. Council tax band F.

ENTRANCE HALL



Front entrance door. Floor to ceiling triple glazed windows to front and side. Door to living room, family room, kitchen/breakfast room, cloakroom and stairs to first floor. Understairs storage cupboard. Cloaks cupboard. Radiator. Skimmed ceiling

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator. Skimmed ceiling with spot lights. Ventilation system.

KITCHEN/BREAKFAST ROOM 12'4" x 10'8" (3.76 x 3.25)



Fitted with a range of soft close wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer unit and mixer tap. Built in double oven, four ring hob and extractor. Built in fridge freezer, washer dryer. Under unit lighting. Triple glazed window to rear. Skimmed ceiling with spot lights. Ventilation system. Radiator. Opening to family room.

FAMILY ROOM 17'7" x 13'1" (5.36 x 3.99)

Dual aspect room with triple glazed window to front, rear and French doors to rear. Two radiators. Skimmed ceiling.

LIVING ROOM 15'9" x 12'5" (4.80 x 3.78)



Dual aspect room with triple glazed window to side and front. Radiator. Skimmed ceiling.

FIRST FLOOR LANDING

Doors to all rooms. Skimmed ceiling. Triple glazed window and door to balcony. Radiator. Airing cupboard. Balcony with glass and chrome balustrade.

MASTER BEDROOM 12'6" x 10'2" (3.81 x 3.10)



PLUS 5'8 X 5'4

Triple glazed windows to front and Triple glazed doors to Juliette balcony to front. Wardrobe with two sliding doors. Skimmed ceiling. Loft access. Radiator. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin in vanity surround. Heated towel rail. Part tiled walls. Shaver point. Extractor. Ventilation system. Skimmed ceiling with spot lights.

BEDROOM TWO 13'2" x 9'0" (4.01 x 2.74)



Triple glazed windows to front and rear. Radiator. Skimmed ceiling. Recess area.

BEDROOM THREE 12'5" x 9'1" (3.78 x 2.77)



Wardrobe with two sliding doors. Triple glazed window to rear. Radiator.

BEDROOM FOUR 9'0" x 8'4" (2.74 x 2.54)



Triple glazed window to rear. Radiator. Skimmed ceiling

BATHROOM



Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Heated towel rail. Skimmed ceiling with spot lights. Ventilation system. Shaver point.

BALCONY



Glass and chrome balustrades.

REAR GARDEN



Enclosed rear garden, mainly laid to lawn with wooden fence surround. Gated side access. Patio area. Shingle area. Outside shed. Outside light and tap.

FRONT GARDEN



Laid to shingle. Block paved driveway. Path to front door.

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.

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Floor Plan



TOTAL FLOOR AREA : 1442sq.ft. (134.0 sq.m.) approx.

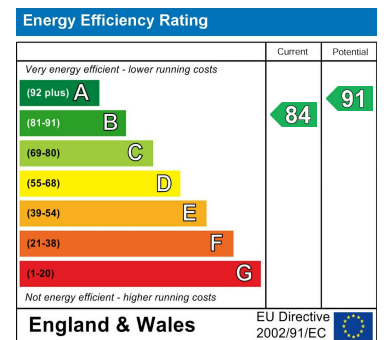
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk