

Cauldwell

PROPERTY SERVICES



17 Frithwood Crescent, Milton Keynes, MK7 6HQ

£565,000

Presenting a stunning four-bedroom detached home in the picturesque location of Kent Hill, Milton Keynes. This spacious property offers an abundance of living space, featuring a lounge leading to a conservatory, kitchen leading to a utility room, study and a separate dining room, perfect for entertaining guests. Upstairs, four generously sized bedrooms provide ample space for relaxation, including a main bedroom with an ensuite. Outside, a secluded garden, while a driveway and garage provide convenient parking options leading to a detached double garage. Located in the desirable area of Kent Hill, this home enjoys easy access to local amenities, schools, and scenic parks, making it an ideal choice for families seeking both luxury and convenience. Energy rating tbc. Council tax band E.

Kents Hill is a popular residential area south east side of Milton Keynes, close proximity to Kingston shopping centre with a choice of shops and restaurants and good access to the A5, Junction 13 M1 and the main line train station in Central Milton Keynes. To the middle of the area is Kents Hill park, ideal for families or those that enjoy a walk. There is also a local shop, Kents Hill Secondary School and a Nursery .

ENTRANCE HALL

Stairs to first floor. Door to cloakroom, kitchen, dining room and study. Double glazed window to side. Radiator. Tiled flooring. Understairs storage cupboard.

STUDY 10'0" x 5'10" (3.06 x 1.80)

Double glazed window to front. Radiator. Tiled flooring.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator. Tiled flooring and walls. Extractor.

KITCHEN 9'10" x 12'5" (3.01 x 3.79)



Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Space for Range cooker with extractor hood. Plumbing for dishwasher. Space for fridge freezer. Double panelled radiator. Double glazed window to rear. Door to utility room.

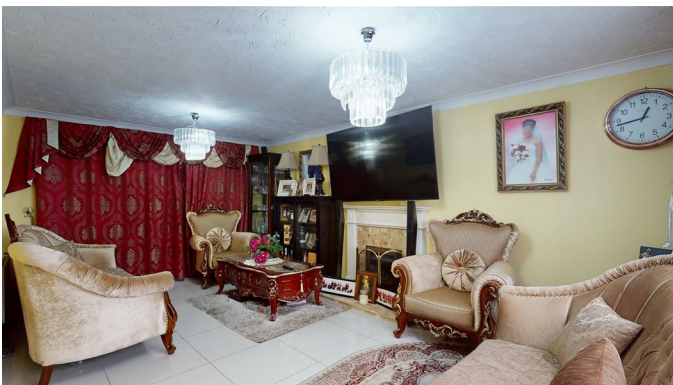
UTILITY ROOM

Wall and base units with worksurface incorporating sink drainer unit. Splash back tiling. Wall mounted boiler. Cupboard. Double glazed door to garden.

DINING ROOM 8'10" x 10'1" (2.70 x 3.09)

Double glazed window to rear. Radiator. Tiled flooring.

LIVING ROOM 11'3" x 18'8" (3.44 x 5.69)



Double glazed window to front and sliding double glazed door to conservatory. Fireplace and surround. Tiled flooring.

CONSERVATORY

Brick and UPVC double glazed construction. Insulated roof. Tiled flooring. Radiator. Power and lighting.

FIRST FLOOR LANDING

Double glazed window to front. Radiator. Access to loft space. Doors to all rooms.

BEDROOM ONE 12'6" x 9'4" (3.83 x 2.87)

Double glazed window to rear. Radiator. Arch to dressing room.

DRESSING ROOM

Double glazed window to front. Built in cupboards. Double panelled radiator. Door to ensuite.

ENSUITE



Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Heated towel rail. Tiled walls and flooring. Frosted double glazed window to side.

BEDROOM TWO 12'0" x 8'5" (3.68 x 2.58)

Double glazed window to rear. Radiator.

BEDROOM THREE 9'1" x 7'11" (2.78 x 2.42)

Double glazed window to rear. Radiator.

BEDROOM FOUR 11'8" x 6'5" (3.57 x 1.96)

Double glazed window to front. Radiator.

BATHROOM



Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Heated towel rail. Tiled walls. Tiled flooring. Extractor. Frosted double glazed window to rear.

REAR GARDEN



An enclosed and secluded rear garden, mainly laid to artificial lawn. Tiled patio area. Wooden fence surround. Gated side access

DETACHED DOUBLE GARAGE

Double up and over doors, power and light. Double width block paved driveway.

COUNCIL TAX BAND

Council tax band E. 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.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.

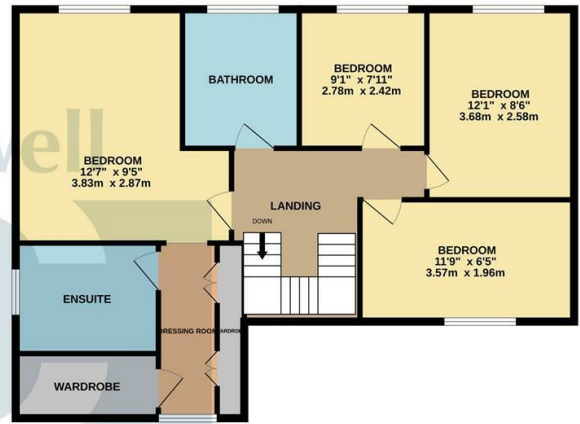
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan

GROUND FLOOR

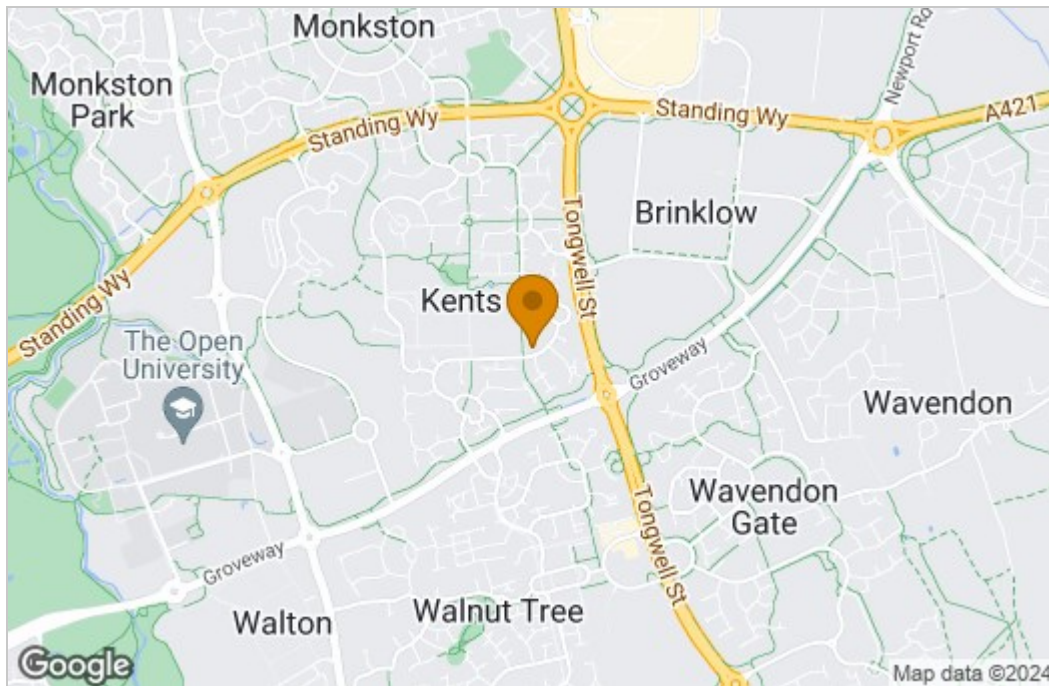


1ST FLOOR



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.
Made with Metropix ©2024

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.