

Cauldwell

PROPERTY SERVICES



1 Matthau Lane, Milton Keynes, MK4 4SY

£600,000

Welcome to this exceptional four double bedroom detached home located in the highly sought-after area of Oxley Park, Milton Keynes. This spacious and elegant property is designed for modern family living, offering a perfect blend of comfort and style.

Interior:

As you enter the home, you are greeted by a generous hallway leading to the main living areas. The dual aspect living room is flooded with natural light, creating a bright and inviting space for relaxation and entertainment. The separate dining room provides an ideal setting for formal dinners and a study ideal for those that work from home.

The well-appointed kitchen features modern appliances, ample storage, and a charming breakfast area for casual dining. Adjacent to the kitchen is a convenient utility room, offering additional storage and laundry facilities.

The property boasts a spacious landing area leading to four double bedrooms, providing plenty of space for family and guests. Two of the bedrooms benefit from en suite bathrooms, dressing room to the principal

ENTRANCE HALL



Entrance door. Doors to all rooms. Radiator. Coving to skimmed ceiling. Cloaks cupboard. Tiled flooring.

LIVING ROOM 20'11" x 12'0" (6.38 x 3.67)



Dual aspect room with two double glazed windows to front and double glazed French doors to rear. Coving to skimmed ceiling. Two radiators.

DINING ROOM 13'1" x 12'2" (4.00 x 3.72)



Access via double doors. Dual aspect room with two double glazed windows to front. Double glazed window to side. Coving to skimmed ceiling. Radiator.

KITCHEN BREAKFAST ROOM 16'4" x 12'7" max (5.85 x 3.86 max)



Fitted with a range of wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in double oven, five ring hob and extractor. Built in dishwasher. Breakfast bar. Space for American style fridge freezer. Skimmed ceiling. Splash back tiling. Two double glazed windows to side. Double glazed French doors to garden. Double glazed door to utility room.

UTILITY ROOM

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer. Plumbing for washing machine. Concealed boiler. Double glazed window to side. Splash back tiling. Double glazed door to rear garden. Skimmed ceiling. Extractor.

STUDY 7'4" x 9'10" (2.24 x 3.01)



Double glazed window to side. Radiator. Skimmed ceiling.

CLOAKROOM



Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Tiled flooring. Frosted double glazed window to rear. Radiator.

FIRST FLOOR LANDING 16'2" x 8'7" (4.93 x 2.64)



Skimmed ceiling. Loft access. Double door airing cupboard. Galleried landing. Radiator. Double glazed window to rear. Doors to upstairs rooms.

BEDROOM ONE 12'9" x 12'1" (3.89 x 3.69)

Dual aspect two double glazed windows to both sides. Coving to skimmed ceiling. Two radiators. Opening to dressing room.

DRESSING ROOM 7'0" x 9'4" (2.15 x 2.87)



Six door fitted wardrobe. Double glazed window to side. Radiator. Door to ensuite.

ENSUITE



Four piece suite comprising panelled bath, tiled shower cubicle with shower, low level wc and wash hand basin with vanity surround. Inset lighting. Frosted double glazed window to side. Radiator. Tiled flooring Frosted double glazed window to front. Shaver point. Extractor. Skimmed ceiling.

BEDROOM TWO 12'2" x 10'4" (3.73 x 3.15)



Four door fitted wardrobe. Double glazed windows to front. Radiator. Door to ensuite.

ENSUITE



Three piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin Radiator. Tiled flooring Frosted double glazed window to front. Splash back tiling Shaver point. Extractor. Skimmed ceiling.

BEDROOM THREE 12'2" x 10'4" (3.73 x 3.16)



Two double glazed windows to rear. Radiator. Skimmed ceiling. Four door fitted wardrobe.

BEDROOM FOUR 10'11" x 8'3" (3.34 x 2.52)



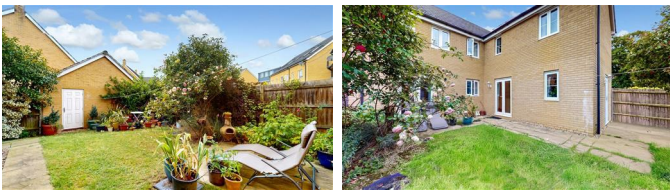
Two double glazed windows to front. Two door built in wardrobe. Skimmed ceiling. Radiator.

FOUR PIECE BATHROOM SUITE



Four piece suite comprising panelled bath, tiled shower cubicle with wall mounted shower, low level wc and wash and basin. Splash back tiling. Frosted double glazed window to side. Skimmed ceiling. Extractor. Radiator Shaver point.

REAR GARDEN



Enclosed and laid mainly to lawn with decking and patio area. Gated side access with path. Outside power. Service door to double garage. Brick and wooden fence surround. Outside tap.

DOUBLE GARAGE

Detached double garage with up and over door. Power and light. Double width driveway.

FRONT GARDEN

Driveway and block paved parking to front. Electric vehicle charging point.

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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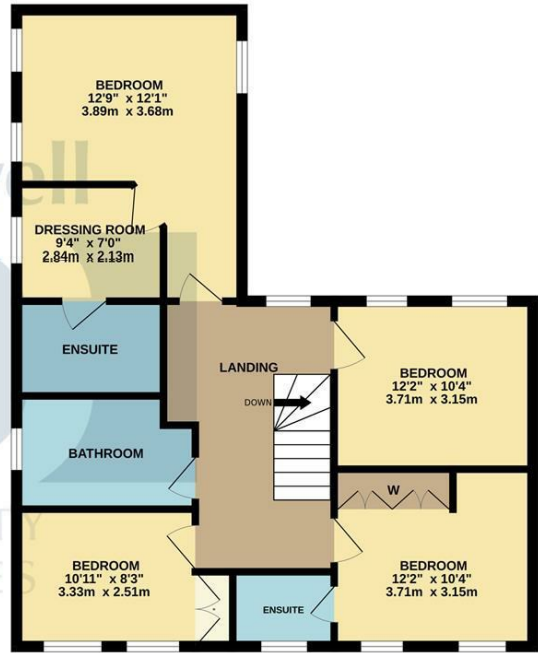
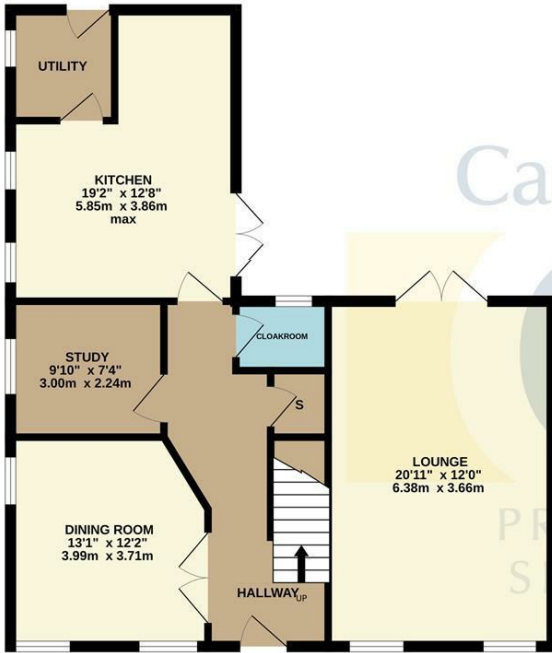
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Floor Plan

GROUND FLOOR

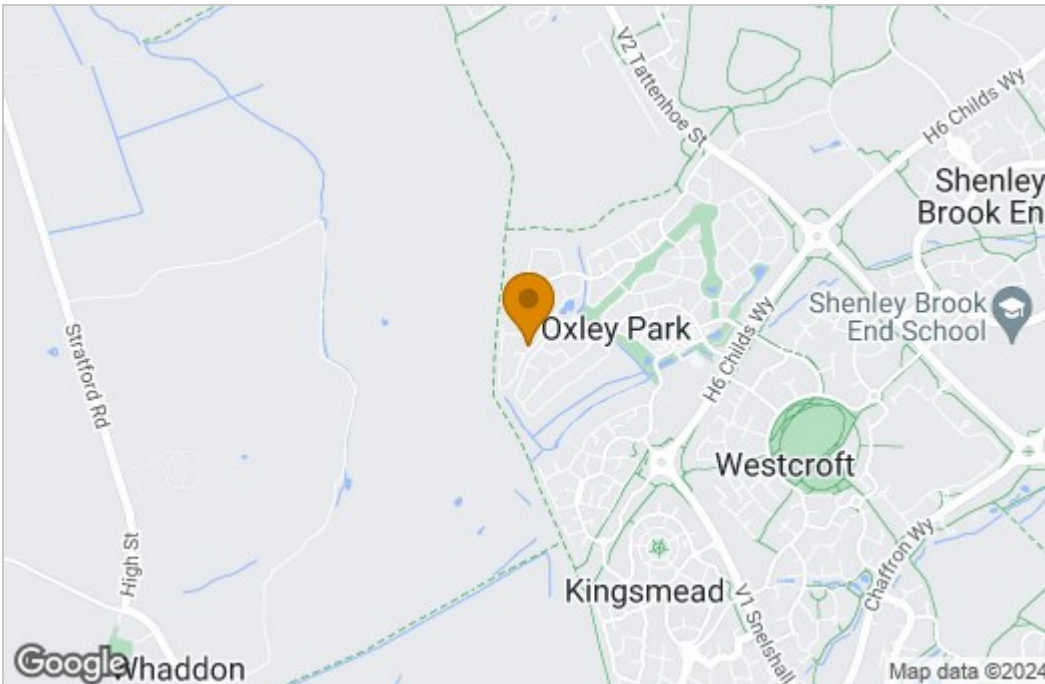
1ST FLOOR



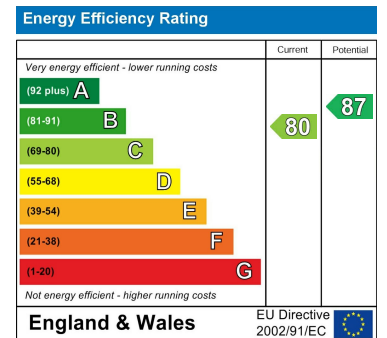
TOTAL FLOOR AREA : 1841sq.ft. (171.0 sq.m.) approx.

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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