

Cauldwell

PROPERTY SERVICES



39 Haddon, Milton Keynes, MK8 9DD

£375,000

CAULDWELL are delighted to offer for sale a Three/FOUR-Bedroom Semi-Detached House in Great Holm, Milton Keynes

This charming three-bedroom semi-detached home located in the sought-after area of Great Holm, Milton Keynes. This well-presented property offers a perfect blend of comfort and convenience, ideal for families and professionals alike.

Key Features:

- Garage Conversion: The property boasts a versatile garage conversion, providing an additional bedroom or study, perfect for guests or a home office.
 - Refitted Bathroom: Enjoy the benefits of a modern, refitted bathroom, designed with contemporary fixtures and fittings.
- Proximity to Train Station: The property is conveniently situated close to Milton Keynes train station, offering excellent transport links for commuters.

This delightful home is set in a desirable neighborhood with easy access to local amenities, schools, and parks. Don't miss the opportunity to make this house your new home.

ENTRANCE HALL

Entrance door. Stairs to first floor. Radiator. Double doors to living room. Door to bedroom four/study

LIVING ROOM 11'6" x 15'2" (3.52 x 4.64)



Double glazed window to front. Radiator. Fireplace and surround. Coving to textured ceiling. Arch to dining room.

DINING ROOM 9'5" x 7'1" (2.88 x 2.16)



Double glazed window to rear. Radiator. Understairs storage cupboard. Door to kitchen.

KITCHEN 7'3" x 9'5" (2.21 x 2.89)



Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven and four ring gas hob. Plumbing for washing machine and space for fridge freezer. Wall mounted boiler. Splash back tiling. Double glazed window and door to rear.

BEDROOM FOUR/STUDY 16'4" x 7'6" (4.99 x 2.29)



Garage conversion

Dual aspect room with double glazed window to front and side. Double glazed door to rear. Loft access. Radiator.

FIRST FLOOR LANDING

Doors to all rooms. Access to loft. Airing cupboard housing water tank.

BEDROOM ONE 8'2" x 13'10" (2.50 x 4.23)



Double glazed window to front. Radiator.

BEDROOM TWO 8'1" x 10'11" (2.48 x 3.33)



Double glazed window to rear. Radiator.

BEDROOM THREE 6'2" x 7'10" (1.88 x 2.41)



Double glazed window to front. Radiator.

BATHROOM



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

REAR GARDEN

An enclosed rear garden, laid mainly to patio with raised patio area and wooden fence surround.

FRONT GARDEN

Hardstanding driveway and block paved driveway.

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.

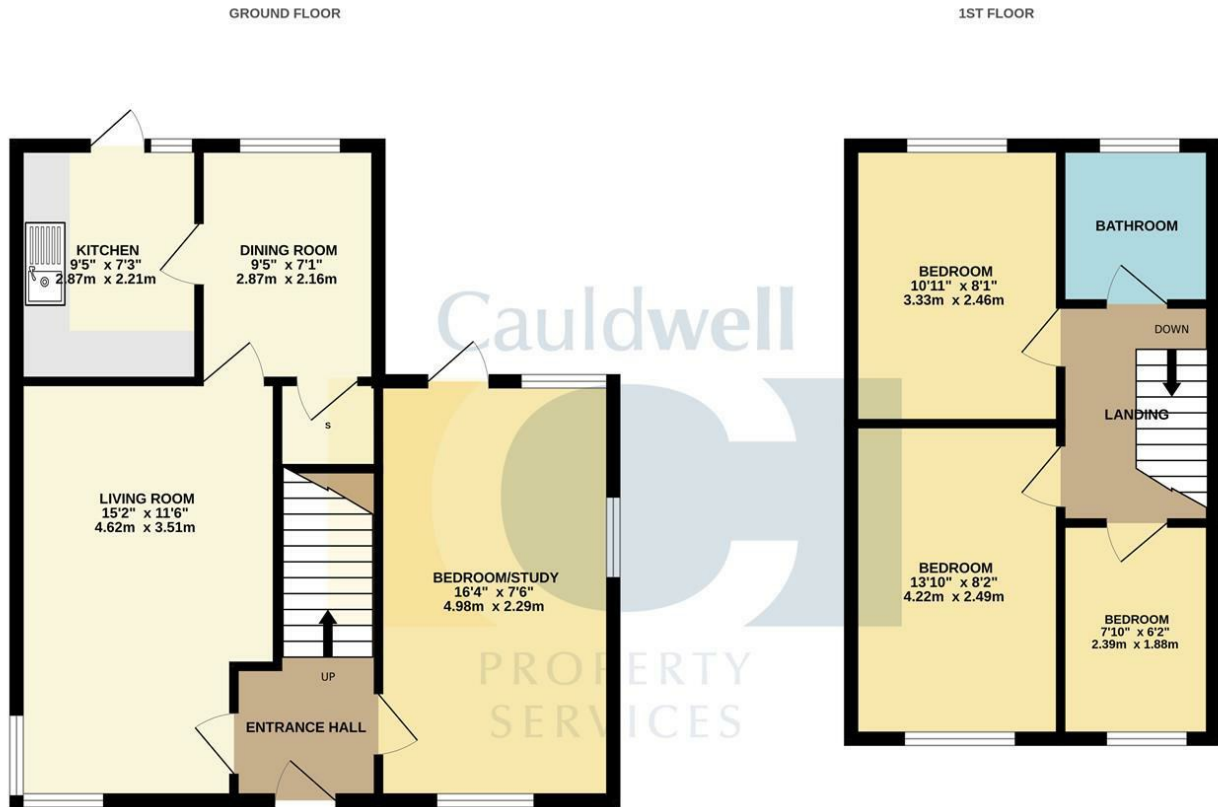
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Please ensure that you have a copy of our approved details before committing yourself to any expense.

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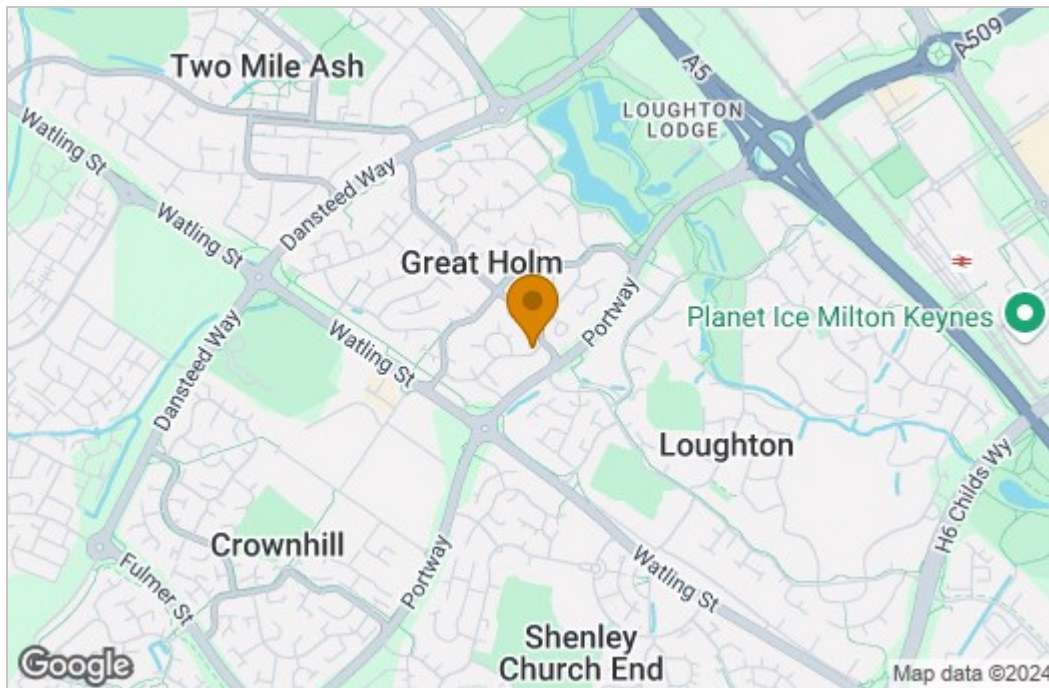
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Floor Plan



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

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