

# Cauldwell

PROPERTY SERVICES



## 18 Eaton Hall Crescent, Milton Keynes, MK10 7FB

**£389,995**

Cauldwell are delighted to offer for sale a charming Three-Bedroom, Three-Story Home in Broughton, Milton Keynes

Nestled in the desirable and well-connected area of Broughton, Milton Keynes, this stunning three-bedroom townhouse offers a perfect blend of comfort, style, and convenience. Spread across three thoughtfully designed floors, this property is ideal for families, professionals, or anyone seeking spacious and modern living.

### \*\*Ground Floor:\*\*

As you enter, you're welcomed by a bright and inviting hallway leading to a convenient downstairs cloakroom. The ground floor also features a spacious lounge dining room, perfect for relaxation and entertainment. Adjacent is a well-proportioned modern kitchen, equipped with appliances and ample storage.

### First Floor:

Upstairs, you'll find two generous double bedrooms, each offering plenty of space and natural light. The family bathroom, located on this floor, is tastefully finished providing a perfect space for unwinding.



## ENTRANCE HALL



Stairs to first floor. Door to kitchen living room and cloakroom. Tiled Flooring. Radiator Skimmed ceiling.

## CLOAKROOM



Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator Skimmed ceiling. Extractor. Tiled flooring.

## KITCHEN 7'7" x 11'1" (2.33 x 3.40)



Fitted with a range of soft close wall and base units with worksurfaces incorporating one and half bowl sink drainer. Built in oven, four ring hob and extractor. Plumbing for washing machine. Built in fridge freezer and dishwasher. Wall mounted concealed boiler Double glazed window to front. Splash back tiling. Skimmed ceiling. Extractor. Breakfast bar.

## LOUNGE/DINER 15'7" x 14'7" (4.75 x 4.45)



Understairs storage cupboard. Two radiators. Skimmed ceiling. Double glazed French doors with windows either side.

## FIRST FLOOR LANDING



Stairs to second floor. Doors to bedroom two, three and family bathroom. Skimmed ceiling. Radiator. Door to airing cupboard.

## BEDROOM TWO 14'9" x 9'4" (4.50 x 2.86)

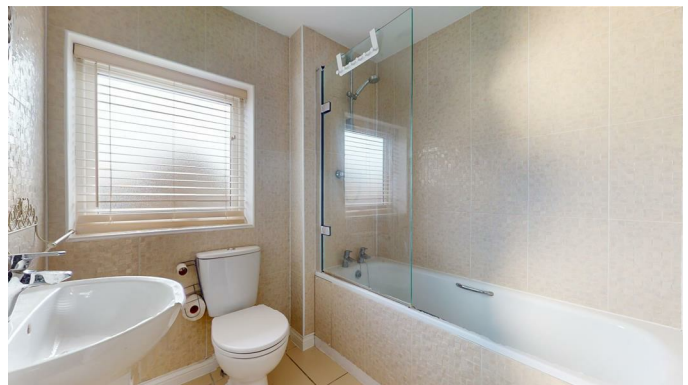


Two double glazed windows to rear. Radiator. Skimmed ceiling.

## BEDROOM THREE 14'2" x 7'8" (4.33 x 2.36)

Double glazed window to front. Skimmed ceiling.

## BATHROOM



Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Frosted double glazed window to front. Skimmed ceiling. Extractor. Tiled walls. Tiled flooring.

## SECOND FLOOR LANDING



Door to bedroom one. Double glazed sky light to rear.

## BEDROOM ONE 11'10" x 11'1" (3.63 x 3.39)



Restricted head height  
Skimmed ceiling. Radiator. Door to ensuite. Access to loft. Double glazed window to front.

## ENSUITE



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

## REAR GARDEN



Enclosed rear garden, laid to artificial lawn with patio, decking and shingle area. Wooden fence surround. Gated side access. Garden shed.

## FRONT GARDEN

Driveway providing parking for two vehicles.

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.

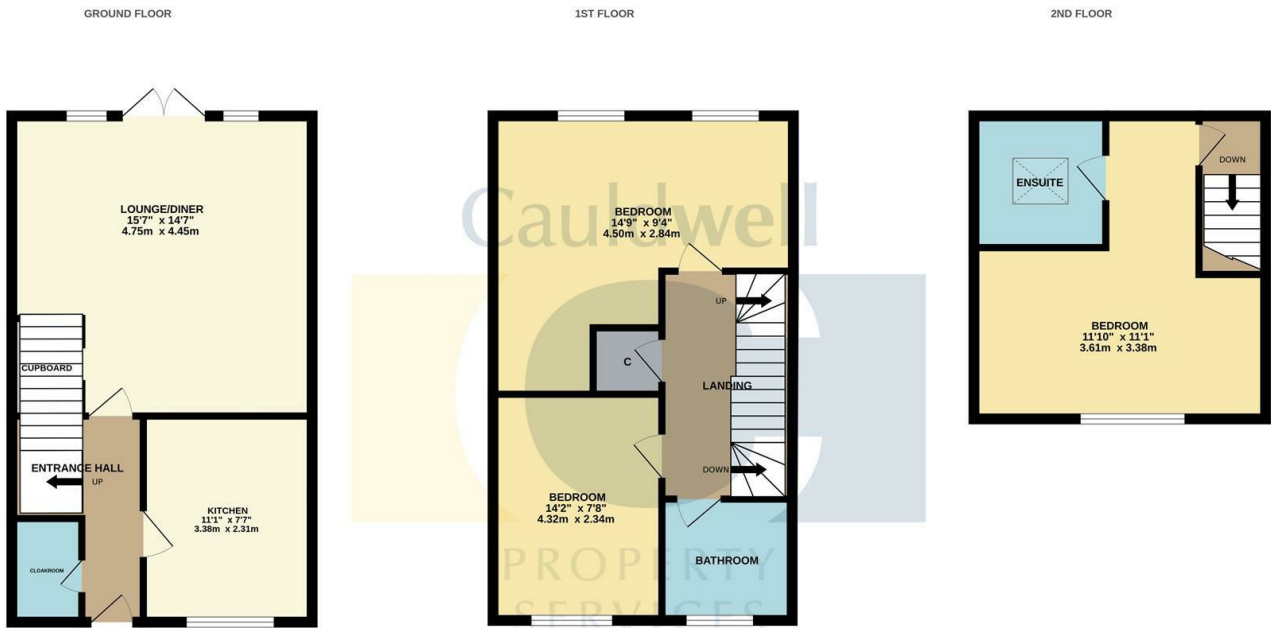
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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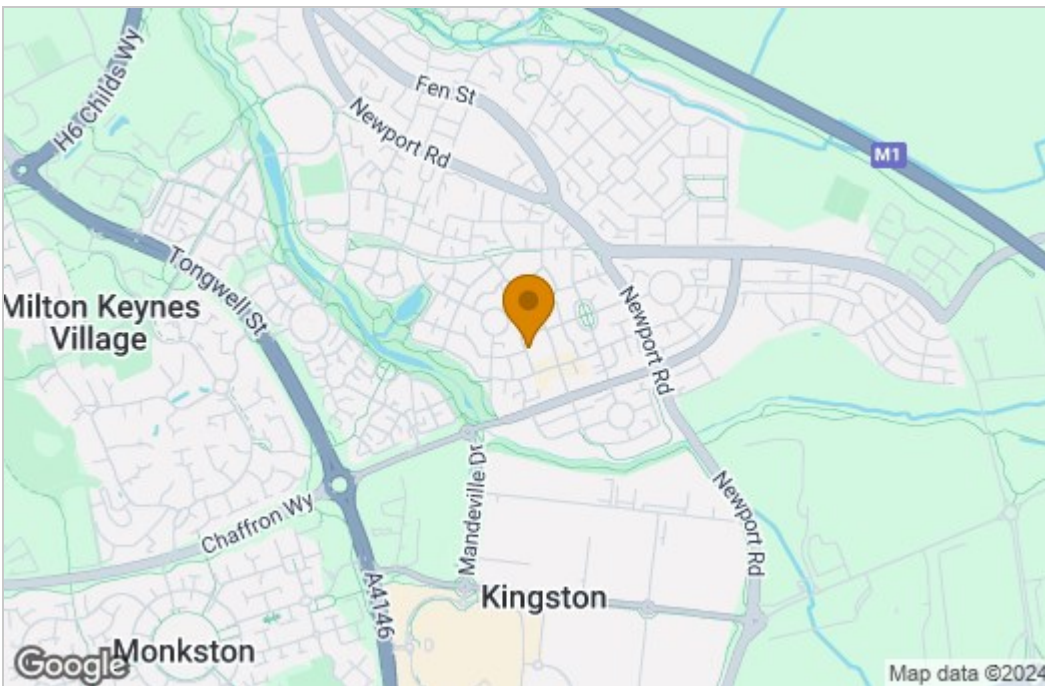
# Floor Plan



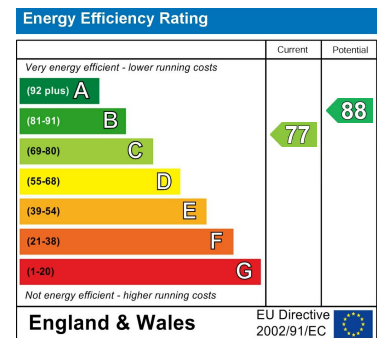
TOTAL FLOOR AREA : 1055sq.ft. (98.0 sq.m.) approx.

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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