



Cauldwell

PROPERTY SERVICES



39 Garwood Crescent, Milton Keynes, MK8 0PG

£385,000

CAULDWELL are delighted to offer for sale this stunning and much improved three bedroom family home which benefits from a BATHROOM WITH FITTED FLAT SCREEN T.V and GARAGE TO REAR with PARKING FOR THREE CARS (approx) . This wonderful property briefly comprises; entrance hall with wood effect flooring, living room with feature fireplace, wood effect flooring and patio door to rear garden, stylish modern kitchen/dining room with integrated appliances, utility room and downstairs cloakroom. Upstairs is the principal bedroom with fitted wardrobes and upgraded en-suite shower room, One further double bedroom with fitted wardrobes, single bedroom and upgraded family bathroom with fitted flat screen T.V. Outside there are front and enclosed well presented rear garden with door to the single garage and a driveway. . Energy rating: C. Council Tax Band - C

Grange Farm is located on the edge of Milton Keynes to the west of the city bordering Hazeley Wood, which links to the North Bucks Way. The development has a parade of shops which includes a convenience store, hairdressers, cafe/coffee shop, takeaway restaurant and an Indian restaurant. Secondary education is at the successful Hazeley School.

ENTRANCE HALL

Door to living room and kitchen/diner. Stairs to first floor.

LIVING ROOM 16'6" x 10'4" (5.05 x 3.17)

Dual aspect room with double glazed window to front and double glazed doors to rear. Radiator. Fireplace and surround.

KITCHEN/DINING ROOM 16'6" x 9'7" (5.05 x 2.94)

Dual aspect room with double glazed window to front and rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven, four ring hob and extractor. Space for freezer. Built in dishwasher. Under unit lighting. Splash back tiling. Extractor. Door to utility room.

UTILITY ROOM

Worksurfaces. Plumbing for washing machine. Double glazed door to rear. Door to cloakroom

CLOAKROOM

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

FIRST FLOOR LANDING

Double glazed window to rear. Radiator.

BEDROOM ONE 10'2" x 10'0" (3.11 x 3.05)

Double glazed window to front. Radiator. Double door built in cupboard. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin Tiled flooring Tiled walls. Frosted double glazed window to front.

BEDROOM TWO 9'5" x 10'4" (2.89 x 3.17)

Double glazed window to the front. Radiator.

BEDROOM THREE 7'3" x 6'8" (2.23 x 2.05)

Double glazed window to rear. Radiator.

BATHROOM

Three piece suite comprising bath with mixer tap, low level wc and wash hand basin. Heated towel rail. Tiled flooring and walls. Inset television screen. Frosted double glazed window to the rear.

REAR GARDEN

Enclosed and laid mainly to lawn with patio area. Brick and wooden fence surround. Outside lighting. Service door to garage.

GARAGE

Up and over door. Power and light.

FRONT GARDEN

Laid to shingle. Hardstanding driveway. Outside lighting. Storm porch.

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.

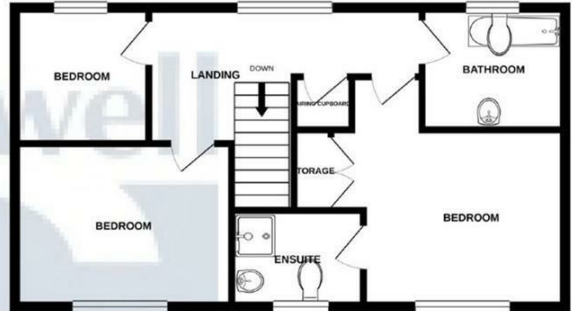
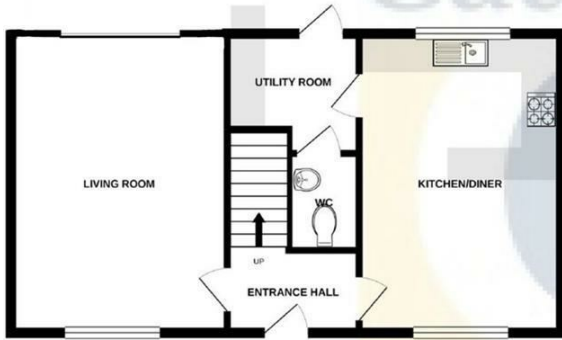
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Floor Plan

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.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(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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