

Cauldwell

PROPERTY SERVICES



86 Eelbrook Avenue, Milton Keynes, MK13 8RB Offers Over £475,000

Cauldwell Property Services are pleased to offer for sale this centrally located property, just 0.6 miles from CMK Railway station and offered with No Chain.

Nestled in the sought-after area of Bradwell Common, Milton Keynes, this impressive four double bedroom detached home offers a perfect blend of spacious living and modern convenience. Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed kitchen and breakfast room, ideal for casual dining. Adjacent is a handy utility room, providing additional storage and laundry space. The property features a separate dining room, perfect for entertaining, and a generous living room with a charming bay window that fills the space with natural light.

Upstairs, the main bedroom boasts an en suite bathroom, providing a private retreat. The three additional double bedrooms offer ample space for family or guests, all served by a modern family bathroom.

Outside, the property benefits from a well maintained rear garden, perfect for outdoor activities and relaxation. A front garden adds to the home's curb appeal, while the garage provides secure parking and extra storage.

Conveniently located within close proximity to Central Milton Keynes, the home is just a short distance from an array of shopping, dining, and entertainment options. Additionally, Milton Keynes train station is easily accessible, making this property ideal for commuters. This stunning home offers the perfect combination of space, comfort, and location, making it an ideal choice for families and professionals alike. Council tax band E. Energy rating C

ENTRANCE

Entrance through front door into entrance hall. Stairs to first floor, door to downstairs cloakroom, door to dining room and door to kitchen.

LIVING ROOM 18'2" x 10'11" (5.55 x 3.34)



Measured to double glazed bay window to the front. Feature fireplace and surround. Double doors to dining room. Two radiators.

DINING ROOM 10'11" x 9'1" (3.33 x 2.79)



Sliding double glazed doors to the rear. Double doors through to living room. Radiator,

KITCHEN BREAKFAST ROOM 10'11" x 11'11" (3.34 x 3.65)



Fitted with a range of a wall and base units. Work surfaces incorporating a one and a half sink and drainer with mixer tap. Built in double oven with four ring hob and extractor. Plumbing for dishwasher and space for fridge freezer. Splash back tiles. Radiator. Under stair storage cupboard. Door to utility room

UTILITY ROOM

Fitted with base units. Roll top work surfaces incorporating a sink and drainer. Plumbing for washing machine and space for tumble dryer. Wall mounted boiler. Splash back tiles. Double glazed door to the rear garden.

FIRST FLOOR LANDING



Doors leading to all upstairs rooms. Loft access. Airing cupboard which houses water tank. Radiator.

BEDROOM ONE 16'9" x 10'9" (5.12 x 3.29)



Measured into double glazed bay window to the front. Five door fitted wardrobe. Door to en-suite. Radiator.

EN-SUITE



Three piece en-suite. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin. Part tiled walls. Shaver point. Extractor. Frosted double glazed window the front. Radiator.

BEDROOM TWO 13'10" x 9'0" (4.24 x 2.75)



Double glazed window the front. Radiator.

BEDROOM THREE 9'8" x 12'7" (2.95 x 3.85)



Double glazed window to the rear. Radiator.

BEDROOM FOUR 10'2" x 9'1" (3.12 x 2.77)



Double glazed window to the rear. Radiator.

FAMILY BATHROOM



Three piece suite. Panelled bath with stainless steel mixer tap and wall mounted shower. Low level wc, wash hand basin with mixer tap. Heated towel rail. Part tiles walls. Shaver point. Extractor. Frosted double glazed window to the rear.

REAR GARDEN

Enclosed rear garden laid mainly to lawn. Patio area. Wooden fence surround with gated side access. Outside tap.

FRONT

Front garden laid to lawn. Hard standing driveway.

GARAGE

Single garage with up and over door. Power and light.

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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Floor Plan

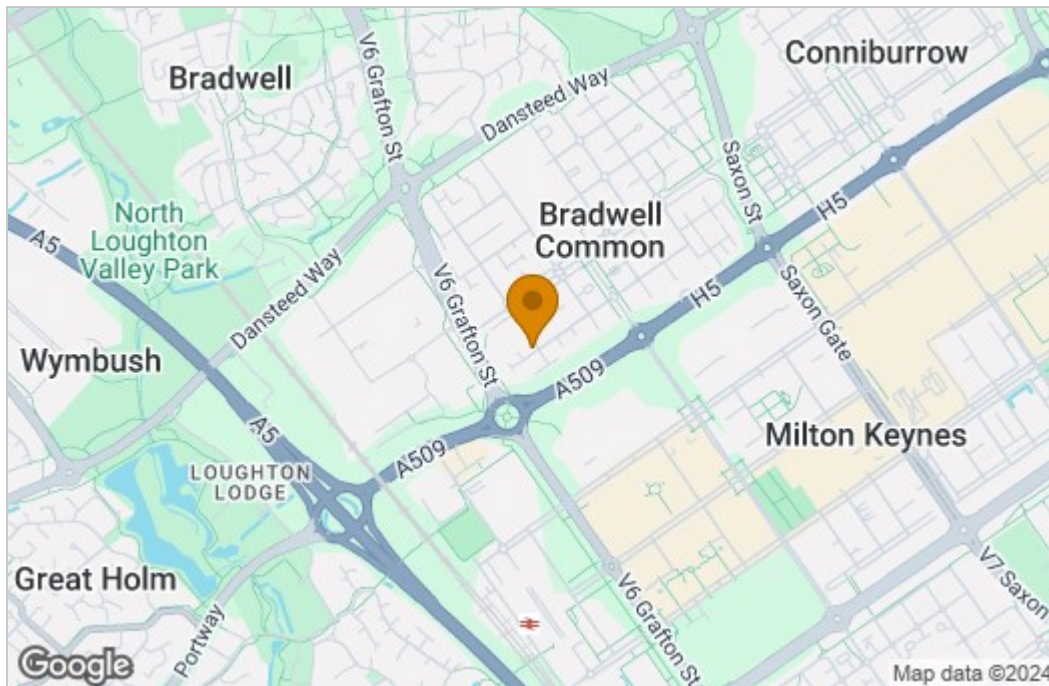
GROUND FLOOR

1ST FLOOR

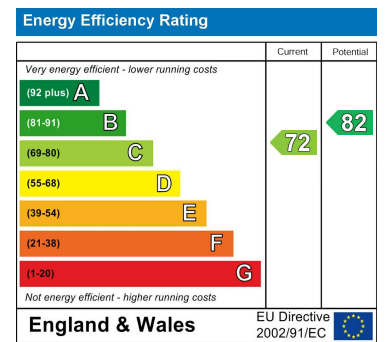


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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