



# Cauldwell

PROPERTY SERVICES



## 1 Knox Bridge, Milton Keynes, MK7 6EA

**£575,000**

A stunning EXTENDED four-bedroom detached home with a DOUBLE GARAGE, in the picturesque location of Kents Hill, Milton Keynes. This spacious property offers an abundance of living space, featuring a lounge leading to a dining room, generous extended family room, study, kitchen breakfast room leading to a utility room, and a downstairs cloakroom. Upstairs, four generously sized bedrooms provide ample space for relaxation, including a main bedroom with an ensuite. Outside, a secluded garden, while a driveway and a double garage provide convenient parking. Located in the desirable area of Kents Hill, this home enjoys easy access to local amenities, schools, and scenic parks, making it an ideal choice for families seeking both luxury and convenience. Energy rating C. Council tax band E.

Kents Hill is a popular residential area south east side of Milton Keynes, close proximity to Kingston shopping centre with a choice of shops and restaurants and good access to the A5, Junction 13 M1 and the main line train station in Central Milton Keynes. To the middle of the area is Kents Hill park, ideal for families or those that enjoy a walk. There is also a local shop, Kents Hill Secondary School and a Nursery

## ENTRANCE HALL

Stairs to first floor. Door to living room. Door to study and cloakroom. Storage cupboard. Understairs storage area. Double panelled radiator.

## CLOAKROOM

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

## STUDY 8'7" x 5'10" max (2.63 x 1.78 max)



Two double glazed windows to front. Radiator.

## KITCHEN/BREAKFAST ROOM 14'0" x 9'0" (4.29 x 2.75)

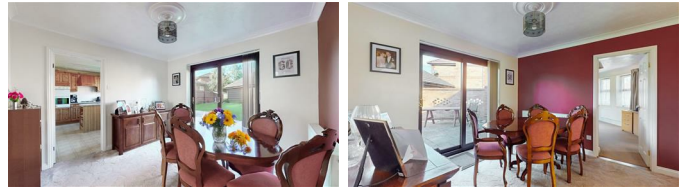


Fitted with a range of wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer unit and mixer tap. Built in double oven and grill, four ring hob and extractor. Plumbing for dishwasher. Space for under counter fridge. Breakfast bar. Radiator. Door to utility room and dining room. Two double glazed windows to rear. Splash back tiling.

## UTILITY ROOM

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Plumbing for washing machine. Space for tumble dryer. Wall mounted boiler. Splash back tiling. Double glazed door to garden. Space for fridge freezer.

## DINING ROOM 10'7" x 10'4" (3.25 x 3.16)



Sliding double glazed door to rear. Radiator. Arch to living room. Door to family room (into extension)

## FAMILY ROOM 19'0" x 13'4" (5.81 x 4.07)

Unusual shaped room.

Dual aspect room with three double glazed windows to front. Double glazed window to rear. Two radiators. Loft access.

## LIVING ROOM 14'7" x 10'7" (4.46 x 3.25)

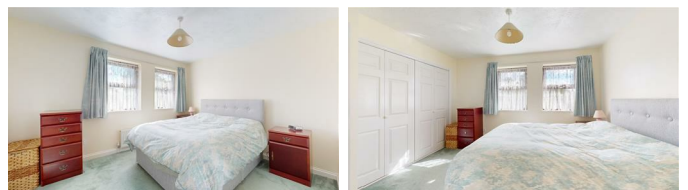


Two double glazed windows to front. Double panelled radiator. Feature electric fire and surround.

## FIRST FLOOR LANDING

Doors to all upstairs rooms. Loft access. Airing cupboard.

## BEDROOM ONE 12'1" x 9'10" (3.70 x 3.01)



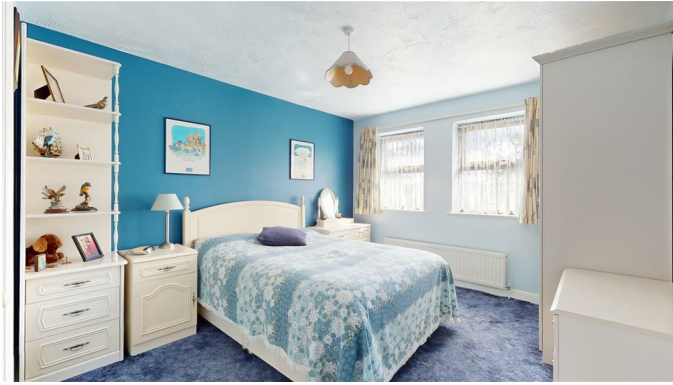
Double door built in wardrobe. Two double glazed windows to front. Radiator. Door to ensuite.

## ENSUITE



Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Radiator. Part tiled walls. Frosted double glazed window to side. Extractor.

## BEDROOM TWO 12'0" x 10'11" (3.68 x 3.33)



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

## BEDROOM THREE 7'9" x 10'9" (2.37 x 3.28)



Double glazed window to rear. built in wardrobe, Radiator.

## BEDROOM FOUR 9'9" x 9'2" (2.98 x 2.80)



Built in wardrobe. Radiator. Double glazed window to rear.

## BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Radiator. Frosted double glazed window to rear. Extractor. Half tiled walls.

## REAR GARDEN



An enclosed and secluded rear garden. laid mainly to lawn with generous patio area. Gated side access. Outside lighting and tap. Brick and wooden fence surround. Two garden sheds. Service door to double garage.

## DETACHED DOUBLE GARAGE

(part converted)

Up and over doors. Insulated stud walls. Power and light.

## FRONT GARDEN

Hardstanding double width driveway. Laid to shingle with hedgerow surround. Path to front door with storm porch over.

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

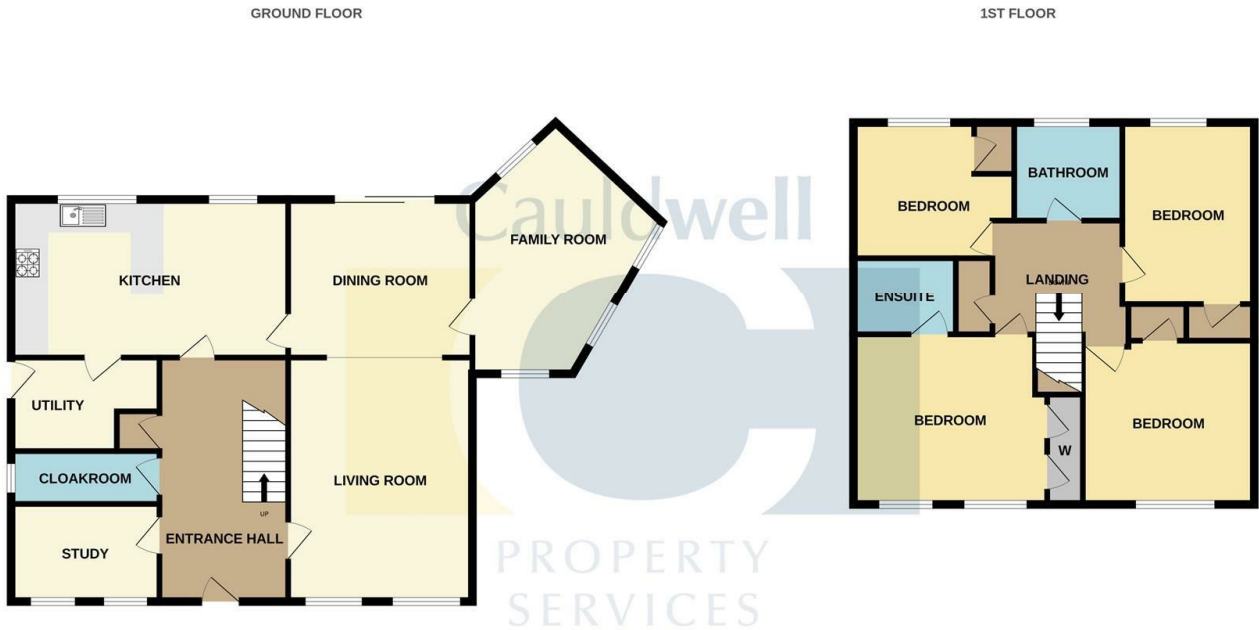
an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT**. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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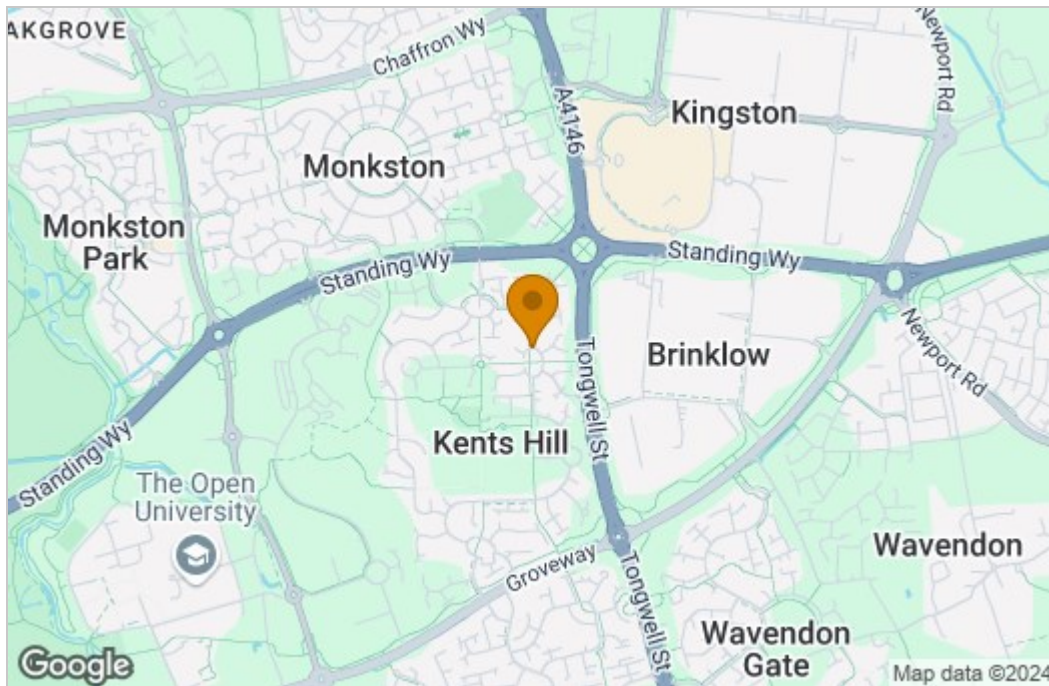
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# Floor Plan

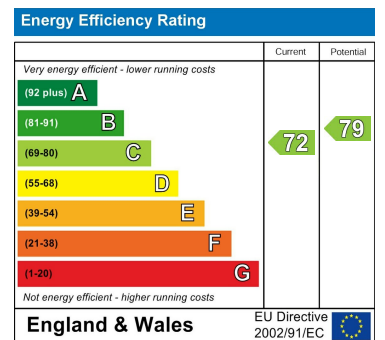


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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