

# Cauldwell

PROPERTY SERVICES



## 3 Constable Close, Milton Keynes, MK14 6JD

### £360,000

This extended, detached three-bedroom home in Neath Hill, Milton Keynes offers a perfect blend of comfort and convenience. Located just a five-minute drive from the city centre and mainline train station, the property is ideal for commuters and families alike.

The ground floor features a welcoming front-facing living room, a spacious kitchen/dining room perfect for entertaining, and an extended office that could also serve as a utility room. Upstairs, you'll find three well-proportioned bedrooms and a stylishly refitted bathroom. Outside, the property boasts an enclosed rear garden, off-road parking, a front garden, and a garage. A wonderful opportunity to enjoy modern living in a well-connected location. The property also benefits from a replacement boiler and recently replaced double glazed doors and windows throughout.

Neath Hill is conveniently located towards the north east side of Central Milton Keynes, approximately 2.7 miles from Milton Keynes Central Railway station, offering excellent access into the town centre. The area itself benefits from a health centre, chemist, convenience shop, post office, variety of take away restaurants and a public house.

Energy rating D. Council tax band C.

### ENTRANCE HALL

Double glazed composite door and window to front. Radiator. Stairs to first floor landing. Door to living room.

### LIVING ROOM 13'10" x 11'10" (4.24 x 3.62)



Double glazed window to front. Radiator. Understairs storage cupboard. Television point. Door to kitchen/diner.

### KITCHEN/DINER 15'2" x 10'6" (4.64 x 3.22)



Double glazed window and double glazed patio doors to rear. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit and mixer tap. Space for oven. Space for fridge freezer. Plumbing for washing machine. Radiator. Wall mounted combination boiler.

### OFFICE 10'8" x 7'4" (3.26 x 2.24)

Double glazed window and door to rear. Radiator. Door to garage. Hot and cold water plumbing and drainage for conversion to utility room.

### FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space. Storage cupboard.

### BEDROOM ONE 12'4" x 8'7" (3.77 x 2.62)



Double glazed window to rear. Radiator.

### BEDROOM TWO 12'4" x 7'8" (3.77 x 2.34)



Double glazed window to front. Radiator.

### BEDROOM THREE 9'4" x 7'4" (2.87 x 2.25)

Double glazed window to front. Radiator.

### BATHROOM



Double glazed window to rear. Re-fitted suite comprising bath with mixer tap and mains shower with additional rainfall head, close coupled wc with recess cistern and wash basin vanity unit. Heated towel rail. Tiled flooring. Tiled walls. Extractor fan.

### FRONT GARDEN

Side by side block paved driveway parking. Laid to lawn with mature plants and trees.

### REAR GARDEN



Rear width patio area with steps up to lawn area. Assorted plants and trees.

### GARAGE

Up and over door to front. Door to office. 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

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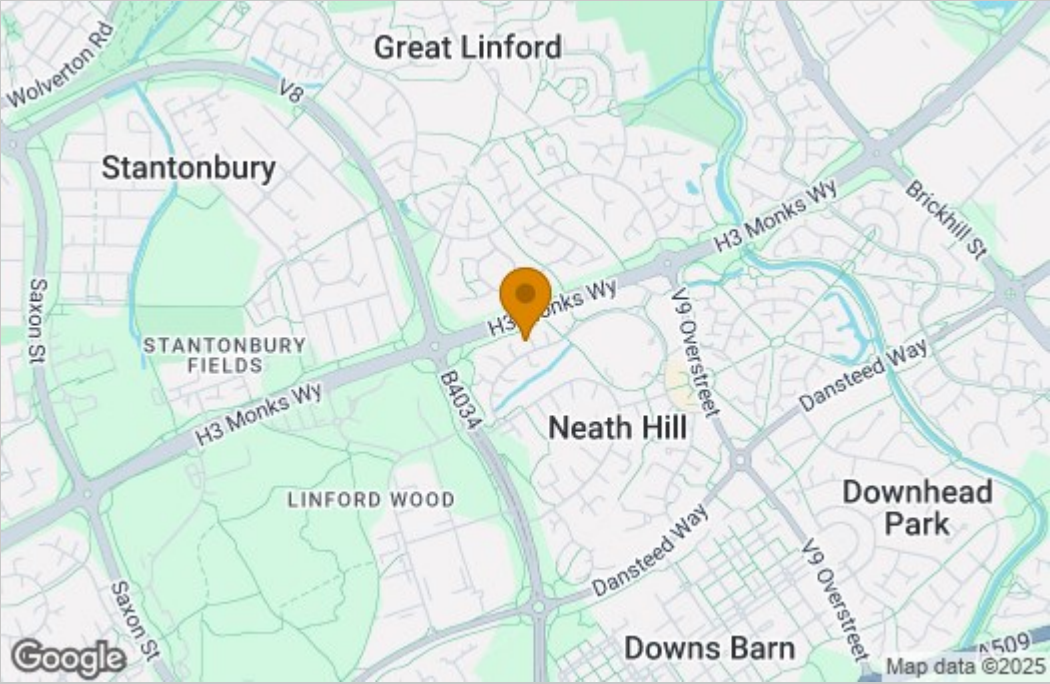
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Floor Plan

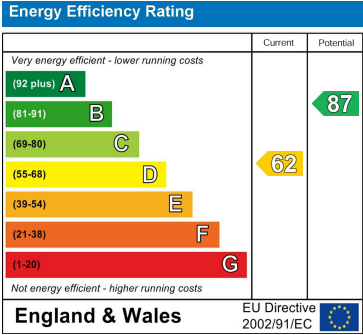


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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