



# Cauldwell

PROPERTY SERVICES



## 42 Bernstein Close, Milton Keynes, MK7 8EH Offers Over £350,000

Cauldwell are delighted to offer for sale nestled in the desirable area of Browns Wood, this charming 3-bedroom semi-detached home offers a perfect blend of comfort and convenience. Upon entering, you'll be welcomed by a spacious living room that flows into a dedicated dining room—ideal for family gatherings and entertaining guests. The well-appointed kitchen provides ample storage and workspace, making meal preparation a delight.

Upstairs, the property features three generously sized bedrooms, perfect for families or those needing extra space. The refitted family bathroom offers modern fixtures, providing a touch of luxury to your daily routine.

Outside, the property boasts a rear garden, perfect for outdoor relaxation or hosting. The home also includes a garage and driveway, ensuring plenty of parking and storage space.

Located close to local amenities, schools, and transport links, this lovely home is ready to welcome its new owners. Don't miss the opportunity to view this fantastic property—ideal for both families and first-time buyers alike.

Council tax band: C

Energy rating: D

## **ENTRANCE PORCH**

Entrance door. Door to living room. Radiator. Double glazed window to side.

## **LIVING ROOM 14'6" x 10'10" (4.43 x 3.32)**

Double glazed window to front. Radiator. Door to dining room.

## **DINING ROOM 7'3" x 12'3" (2.21 x 3.74)**

Stairs to first floor. Double glazed window to rear. Radiator. Door to kitchen.

## **KITCHEN 7'0" x 9'0" (2.14 x 2.76)**

Fitted with a range of wall and base units with work surface incorporating one and half bowl sink drainer and mixer tap. Built in oven, four ring hob and extractor. Plumbing for washing machine and space for fridge freezer. Understairs storage area. Splash back tiling. Tiled flooring. Double glazed window and door to rear.

## **FIRST FLOOR LANDING**

Doors to all rooms. Double glazed window to side. Radiator. Access to loft space.

## **BEDROOM ONE 10'10" x 8'7" (3.32 x 2.63)**

Double glazed window to front. Radiator. Double door built in cupboard with sliding doors.

## **BEDROOM TWO 9'0" x 8'2" (2.76 x 2.50)**

Double glazed window to rear. Radiator. Double door wardrobe with sliding doors.

## **BEDROOM THREE 7'9" x 5'7" (2.37 x 1.72)**

Double glazed window to front. Radiator.

## **RE-FITTED BATHROOM**

Three piece re-fitted suite comprising panelled bath with shower attachment and shower over, low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to rear. Part tiled walls. Tiled flooring. Shaver point. Extractor,

## **REAR GARDEN**

Enclosed and laid to lawn with patio area. Wooden fence surround. Service door to single garage. Outside tap.

## **SINGLE GARAGE**

Up and over door. Power and light. Hardstanding driveway. Boiler.

## **FRONT GARDEN**

White stone area with path to front door.

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.

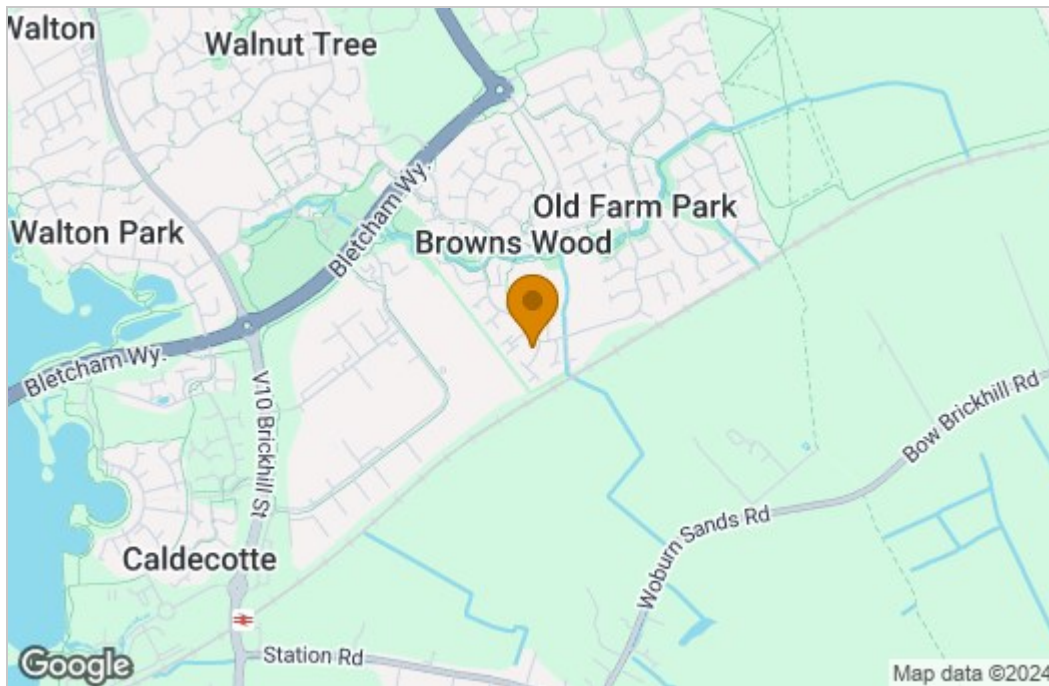
MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

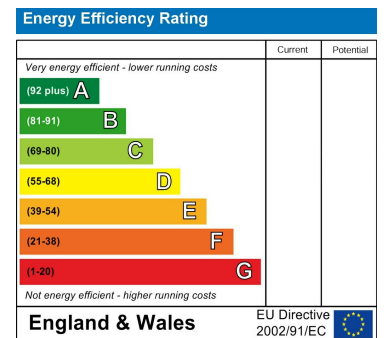


# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.