Cauldwell
PROPERTY SERVICES

64 Lilleshall Avenue, Milton Keynes, MK10 9HY

£625,000

Versatile Detached Property in Monkston, Milton Keynes

Cauldwell Property Services are delighted to offer for sale this hugely versatile detached property, situated in the popular residential area of Monkston, Milton Keynes. This exceptional home offers flexible living accommodation across two floors, allowing buyers to customize bedroom and reception room spaces to suit their needs.

Key features include a garage, off-road parking, gas-to-radiator central heating, double glazing, a low-maintenance rear garden and the advantage of being in the sought-after Oakgrove school catchment area. The property is also offered for sale with no upper chain

Accommodation Overview:
• Ground Floor:
• Welcoming entrance hall
• Downstairs cloakroom & Utility room

ENTRANCE HALL
Entrance door. Stairs to first floor. Double doors to living room. Door to cloakroom., kitchen and dining room. Radiator. Coving to skimmed ceiling.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Part tiled walls. Radiator. Extractor.

KITCHEN/BREAKFAST ROOM 12'10" x 16'4" (3.93 x 4.98)
Fitted with a range of wall and base units with granite worksurfaces incorporating one and half bowl sink drainer with mixer tap. Freestanding Range cooker. Built in fridge. Splash back tiling Two double glazed windows to side. Sliding double glazed door to rear. Tiled flooring. Radiator. Arch to utility room.

UTILITY ROOM
Wall and base units with Granite worksurface. Built in freezer. Plumbing for washing machine. Splash back tiling. Coving to skimmed ceiling Tiled flooring;

FAMILY ROOM/DINING ROOM 14'6" x 11'8" (4.43 x 3.56)
Double internal door to living room. Double glazed window to front. Radiator. Coving to skimmed ceiling.

LIVING ROOM 24'5" x 13'5" (7.45 x 4.10)
Double height vaulted ceiling. Stairs to first floor. Double glazed sky lights to both sides. Two double glazed windows to side. Sliding double glazed door to rear garden. Two radiators. Door to bedroom. Log burner and chimney.

BEDROOM ONE 16'4" x 11'2" (4.98 x 3.41)
Double glazed window to side. Radiator. Fitted bedroom furniture. Coving to skimmed ceiling. Door to ensuite.

ENSUITE
Four piece suite comprising panelled bath with shower attachment, double shower cubicle with wall mounted shower, low level wc and wash hand basin. Shaver point. Extractor. Coving to skimmed ceiling with inset lighting. Frosted double glazed window to side.

GALLERIED LANDING
Leading to bedroom two.

BEDROOM TWO 11'2" x 18'4" (3.41 x 5.61)
Restricted head height
Double glazed sky light windows to side. Double glazed windows to side. Skimmed ceiling with inset lighting. Radiator.

SECOND FLOOR LANDING
Double glazed sky light to side. Doors to bedrooms three and four.

BEDROOM THREE 16'2" x 11'2" (4.95 x 3.41)
Double glazed French doors to Juliet balcony to rear. Double glazed sky light to side.

SHOWER ROOM
Three piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin. Part tiled walls. Radiator. Shaver point. Extractor. Frosted double glazed sky light to side.

BEDROOM FOUR 8'3" x 16'3" (2.52 x 4.97)
Triple aspect room with two double glazed sky lights to sides and double glazed port hole window to front. High skimmed ceilings with inset lighting.

REAR GARDEN
An enclosed and secluded rear garden, laid mainly to lawn with wooden fence surround, trees, flowers and shrubs. Gated access Outside tap and light. Gated side access.

FRONT GARDEN
Block paved driveway leading to single garage with up and over door.

SINGLE GARAGE
Power and light. Double glazed window.

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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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

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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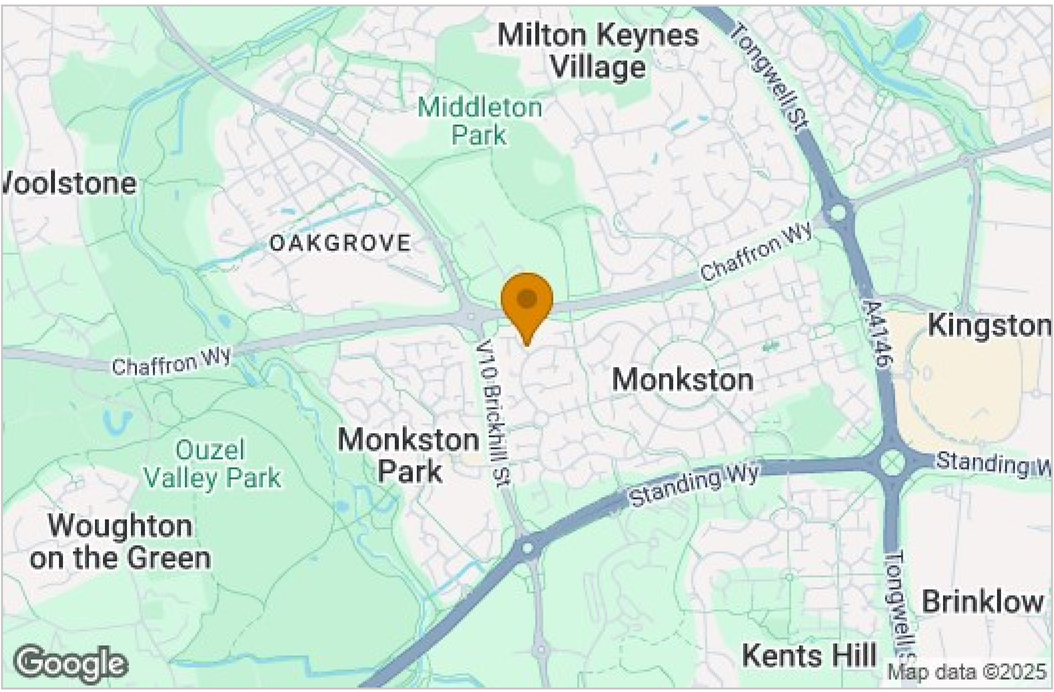
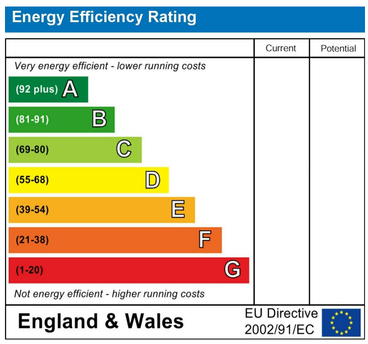
Area Map



Energy Efficiency Graph



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