



Cauldwell

PROPERTY SERVICES



10 Belsize Avenue, Milton Keynes, MK6 3LS

£450,000

This imposing detached family home offers a perfect blend of comfort and convenience, ideally situated just a stone's throw away from the picturesque Grand Union Canal and within close proximity to Central Milton Keynes.. The property boasts a spacious layout, with a bright and airy dual aspect living room that flows seamlessly into the dining room, making it perfect for family gatherings and entertaining guests. From here, this leads to a fitted kitchen with a separate utility room and a study to the front of the house.

Each of the three bedrooms is well-proportioned, providing ample space for relaxation and personalization. The principal bedroom features a refitted four piece en-suite shower room for added privacy, while the remaining bedrooms share a stylish family bathroom.

One of the standout features of this home is the larger-than-average garage, offering plenty of room for vehicles, storage, or even a workshop for the hobbyist. The well-maintained garden provides a serene outdoor space for enjoying warm summer days or hosting barbecues.

With its prime location, residents can easily access local shops, cafes, and recreational activities along the Grand Union Canal, making it an ideal choice for families and professionals alike. This property truly represents a wonderful opportunity for anyone looking for space, and convenience,

ENTRANCE HALL

Door and window to front. Radiator. Stairs to first floor landing.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

STUDY/BEDROOM FOUR 10'8" x 10'5" (3.26 x 3.20)

Double glazed window to front. Radiator.

LIVING ROOM/DINING ROOM 26'11" x 19'0" max (8.21 x 5.80 max)

Double glazed window to front. Double glazed patio doors to rear. Three radiators. Television point. Feature beams to ceiling. Walk in understairs storage cupboard with light. Opening to kitchen.

KITCHEN 14'6" x 8'9" (4.44 x 2.69)

Double glazed windows to side and rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven, four ring hob and extractor hood. Space for fridge and freezer. Door to utility room.

UTILITY ROOM 7'1" x 6'3" (2.16 x 1.93)

Double glazed window and door to rear. Wall and base units with worksurfaces incorporating sink drainer unit. Plumbing for washing machine. Radiator.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space. Walk in airing cupboard and storage cupboard with fitted shelving and lighting

BEDROOM ONE 14'3" x 10'6" (4.35 x 3.22)

Double glazed window to front. Radiator. Door to ensuite.

ENSUITE

Double glazed sky light window to side. Four piece suite comprising shower cubicle with mains shower, his and hers wash basins in vanity surround and close coupled wc. Radiator.

BEDROOM TWO 12'3" x 11'1" (3.75 x 3.39)

Double glazed window to rear. Radiator.

BEDROOM THREE 16'5" x 7'5" (5.01 x 2.28)

Double glazed sky light window to side. Built in wardrobe. Eaves storage space. Radiator.

BATHROOM

Double glazed sky light window to side. Three piece suite comprising bath with electric shower and glass screen, wash hand basin in vanity surround and close coupled wc. Heated towel rail.

FRONT GARDEN

A generous lawned front garden with small trees and hedge border surround. Driveway parking leading to garage.

REAR GARDEN

Mainly laid to lawn with patio area and mature flower and borders. Gated access to front.

GARAGE 35'0" x 8'7" (10.68 x 2.64)

Up and over door to front. Storage space. Power and light. Outside tap. Central heating boiler. Personal door to rear garden.

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

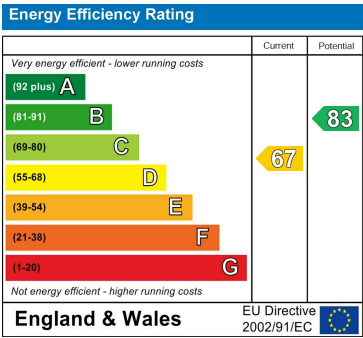


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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