

# Cauldwell

PROPERTY SERVICES



## 42 Cambridge Street, Milton Keynes, MK12 5AJ

### Offers Over £480,000

Cauldwell Property Services are thrilled to present this STUNNING, EXTENDED AND FULLY REFURBISHED VICTORIAN HOME, located in the ever-popular area of Wolverton. This UNIQUE AND BEAUTIFULLY DESIGNED END-OF-TERRACE PROPERTY offers a rare opportunity to purchase a period home with a high-end modern finish, combining character and contemporary living to perfection.

Internally, the property comprises an inviting entrance hall, elegant living room, SEPARATE DINING ROOM, stylish DOWNSTAIRS UTILITY CLOAKROOM, and a LUXURY RE-FITTED KITCHEN/BREAKFAST ROOM featuring a Central Island unit, underfloor heating, and BI-FOLD DOORS opening onto the rear garden. A real standout feature is the BASEMENT ROOM (also usable as a fifth bedroom), with ambient lighting creating the perfect entertainment space.

The first floor offers two GENEROUS DOUBLE BEDROOMS, a well-proportioned single bedroom, and a LUXURY RE-FITTED FAMILY BATHROOM with separate shower. The top floor boasts a PRINCIPLE BEDROOM WITH EN-SUITE and a striking skylight on the landing flooding the space with natural light.

Outside, the property enjoys low-maintenance front and rear gardens, a PRIVATE COURTYARD, and the rare advantage of a DOUBLE GARAGE—ideal for parking or additional storage.

## **ENTRANCE**

Entrance through front door into entrance hall. Stairs to first floor. Door to living room.

## **LIVING ROOM 14'0" x 11'9" (4.28 x 3.60)**

Double glazed window to the front. Fireplace and surround with log burner. Radiator.

## **DINING ROOM 12'9" x 12'7" (3.90 x 3.85)**

Double glazed door to courtyard garden. Skimmed ceiling with inset lighting. Fireplace and surround. Radiator. Stairs leading to cellar.

## **INNER HALLWAY**

Double glazed window to the side. Door to utility/cloakroom.

## **CELLAR 12'2" x 11'1" (3.71 x 3.40 )**

Double glazed window to the rear. Skimmed ceiling with inset lighting. Under stair storage cupboard.

## **UTILITY/CLOAKROOM**

Low level wc, wash hand basin with mixer tap. Plumbing for washing machine. Space for tumble dryer. Wall mounted boiler. Skimmed ceiling with inset lighting. Tiled floor.

## **KITCHEN 18'6" x 16'0" (5.66 x 4.89)**

Into extension. Double glazed bifold doors to the rear. Half vaulted ceiling. Kitchen fitted with a range of soft close wall and base units. Granite work surfaces. Built in double oven with four ring gas hob and extractor over. Built in double height fridge. Built in double height freezer. Central island with soft close units and granite work surface which incorporates a one and a half sink and drainer with mixer tap. Breakfast bar. Underfloor heating. Sliding double glazed door leading to courtyard garden.

## **REAR GARDEN**

Enclosed rear garden mainly laid to artificial lawn. Patio area. Brick wall surround. Carport garage with electric door.

## **BEDROOM ONE 15'8" x 11'8" (4.78 x 3.56)**

Two double glazed windows to the front. Two radiators. Skimmed ceiling with inset lighting. Fireplace and surround.

## **BEDROOM TWO 12'8" x 9'4" (3.88 x 2.86)**

Double glazed window to the rear. Radiator. Skimmed ceiling with inset lighting.

## **FAMILY BATHROOM**

Refitted three piece suite. Panel bath with stainless steel tap and shower over. Low level wc. Wash hand basin with mixer tap with vanity unit and soft close drawer. Heated towel rail. Frosted double glazed window to the side. Skimmed ceiling with inset lighting.

## **BEDROOM THREE 10'8" x 7'5" (3.26 x 2.27)**

Double glazed window to the rear. Radiator.

## **SECOND FLOOR LANDING**

Door leading to bedroom one. Skylight.

## **BEDROOM ONE 19'7" x 11'8" ( 5.99 x 3.57)**

Measured into restricted head height. Double glazed skylight to the rear. Skimmed ceiling with inset lighting. Two radiators. Door to Ensuite.

## **ENSUITE**

Three piece suite. Low level wc, wash hand basin with mixer tap. Shower cubical with wall mounted shower. Chrome towel rail. Skimmed ceiling with inset lighting. Extractor.

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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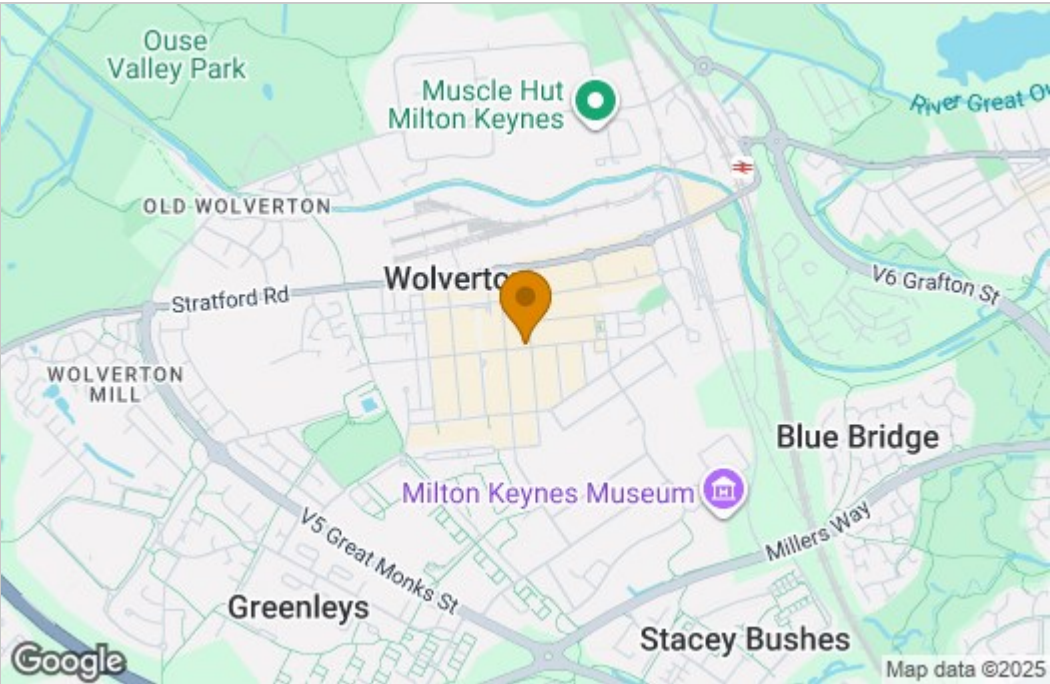
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Floor Plan

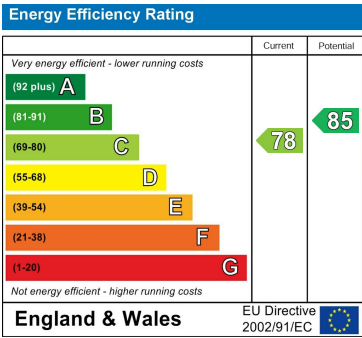


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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