



Cauldwell

PROPERTY SERVICES



9 Higgs Court, Loughton, MK5 8DP

£425,000

FOR SALE – NO UPPER CHAIN

Three-Bedroom Link-Detached Home | Substantial Plot | Huge Potential for Extension or Development (STPP)

Cauldwell Property Services are delighted to offer for sale this well-presented three-bedroom link-detached family home located in the highly sought-after area of Loughton, Milton Keynes — a location known for its excellent school catchments, convenient access to Milton Keynes Central station, and beautiful surrounding parks.

Positioned on a generous plot, this property offers fantastic scope for extension or development (subject to the necessary planning permissions), making it an exciting opportunity for buyers looking to create their dream home or investment project.

The accommodation comprises:

- Entrance hall with downstairs cloakroom
- Spacious lounge/dining room

ENTRANCE HALL

Front entrance door. Stairs to first floor. Radiator. Door to living room, kitchen and cloakroom. Airing cupboard housing water tank.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin with cupboard surround. Radiator. Frosted double glazed window to side.

KITCHEN/BREAKFAST ROOM 8'7" x 10'4" (2.62 x 3.15)

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven, four ring hob and extractor. Plumbing for washing machine and dishwasher. Space for fridge freezer. Splash back tiling. Radiator. Double glazed window to front.

LIVING ROOM 13'10" x 14'6" (4.22 x 4.44)

Understairs storage cupboard. Double glazed door to rear. Double glazed window to rear. Double panelled radiator.

FIRST FLOOR LANDING

Doors to upstairs rooms. Access to loft.

BEDROOM ONE 13'1" x 8'3" (4.00 x 2.52)

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

BEDROOM TWO 8'3" x 11'2" (2.52 x 3.41)

Two double glazed windows to front. Radiator.

BEDROOM THREE 6'2" x 7'9" (1.88 x 2.37)

Double glazed window to rear. Radiator

BATHROOM

Three piece suite comprising panelled bath with mixer tap and shower over, low level wc and wash hand basin. Shaver point. Frosted double glazed window to front

FRONT GARDEN

Laid to lawn with hedgerow surround. Path to front door with storm porch over. Electric car charge point.

REAR GARDEN

A substantial rear and side garden, laid to lawn with brick and wooden fence surround. Service door to garage.

SINGLE GARAGE

Up and over 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.

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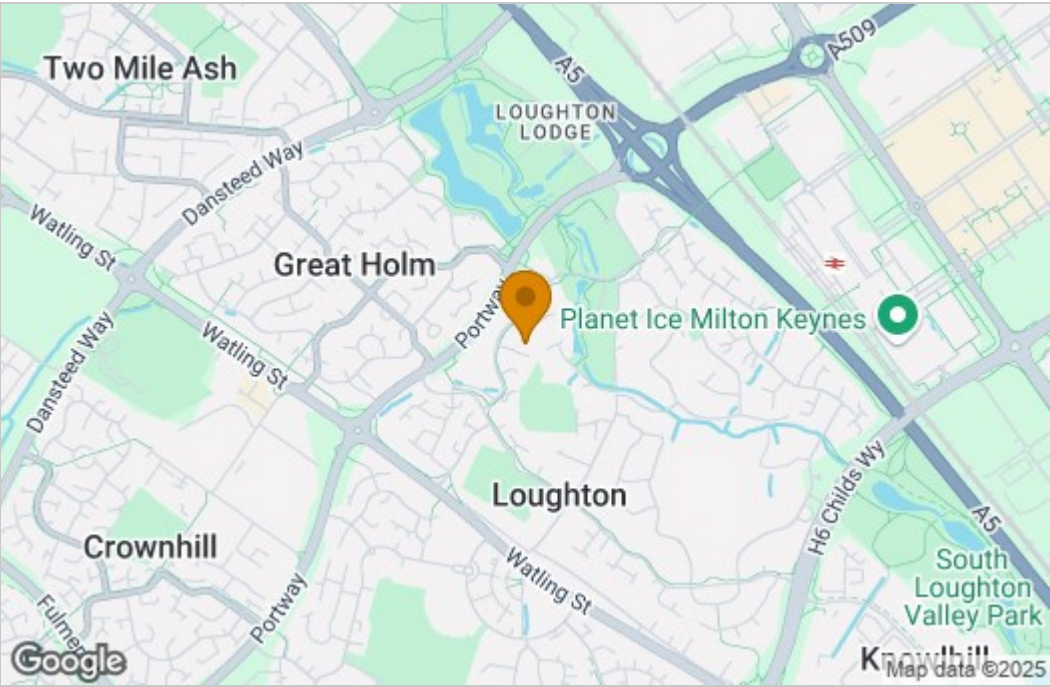
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Floor Plan

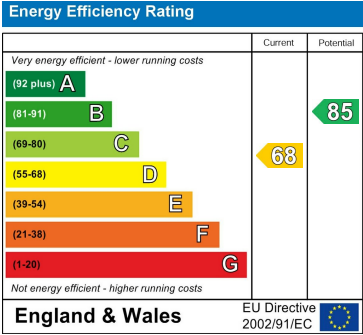


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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