

Cauldwell

PROPERTY SERVICES



26 Abacus Drive, Milton Keynes, MK10 9SQ

£465,000

Nestled in the highly sought-after Oakgrove Village, this delightful three-bedroom family home offers spacious and versatile living. The property welcomes you with a bright entrance hall leading to a convenient downstairs cloakroom. The lounge dining room is a comfortable retreat, flooded with sunlight and French doors leading to the rear garden. The stylish modern kitchen to the front boasts integrated appliances.

Upstairs, the home features three well proportioned bedrooms that lead from the landing, including a principal bedroom with its own en-suite, Juliet balcony and a dressing area. A well-maintained family bathroom serves the additional bedrooms.

Outside, the property boasts an attractive rear garden, perfect for outdoor relaxation and play. A driveway to the side of the house provides ample parking.

With its prime location in Oakgrove Village, this home offers both tranquility and easy access to the amenities of Milton Keynes, located east side of Milton Keynes is within close proximity to the M1, Central Milton Keynes and MK railway station. There are nearby local amenities including Waitrose, Costa Coffee and Oakgrove School Catchment. Ouzel Valley Park is also close by, offering beautiful picturesque walks.

Energy rating: C.
Council Tax Band: D

ENTRANCE HALL

Stairs to first floor. Woof effect flooring. Doors to kitchen, lounge / dining room and downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

Frosted double glazed window to side aspect. Two piece suite comprising low level wc and a wash hand basin. Radiator. Wood effect flooring. Storage cupboard.

KITCHEN

Double glazed window to front aspect. Fitted with a range of wall and base units with worksurfaces incorporating a sink with mixer tap. Fitted oven and hob with extractor fan and glass splash back. Wood effect flooring.

LOUNGE/DINING ROOM

Double glazed windows to rear aspect. French doors to rear garden. Sky light windows. Two radiators.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

Double glazed window to front aspect. French doors to a Juliet balcony to rear. Fitted wardrobes. Radiator. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Three piece suite comprising shower cubicle with a shower. Low level wc and a wash hand basin. Heated towel rail. Extractor fan. Shaver point. Tiled splash back.

BEDROOM TWO

Two double glazed windows to front aspect (one of which is a Box bay double glazed window). Radiator

BEDROOM THREE

Double glazed window to rear aspect. Radiator

BATHROOM

Frosted double glazed window to rear aspect. Three piece suite comprising paneled bath with a shower attachment and a shower screen. Low level wc and a wash hand basin. Tiled splash back. Heated towel rail. Shaver point.

FRONT GARDEN

Flower beds with a path to front. Hard standing driveway for two cars.

REAR GARDEN

Enclosed rear garden. Mainly laid to lawn with a patio area. Side access to front.

COUNCIL TAX BAND

Council tax band D. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

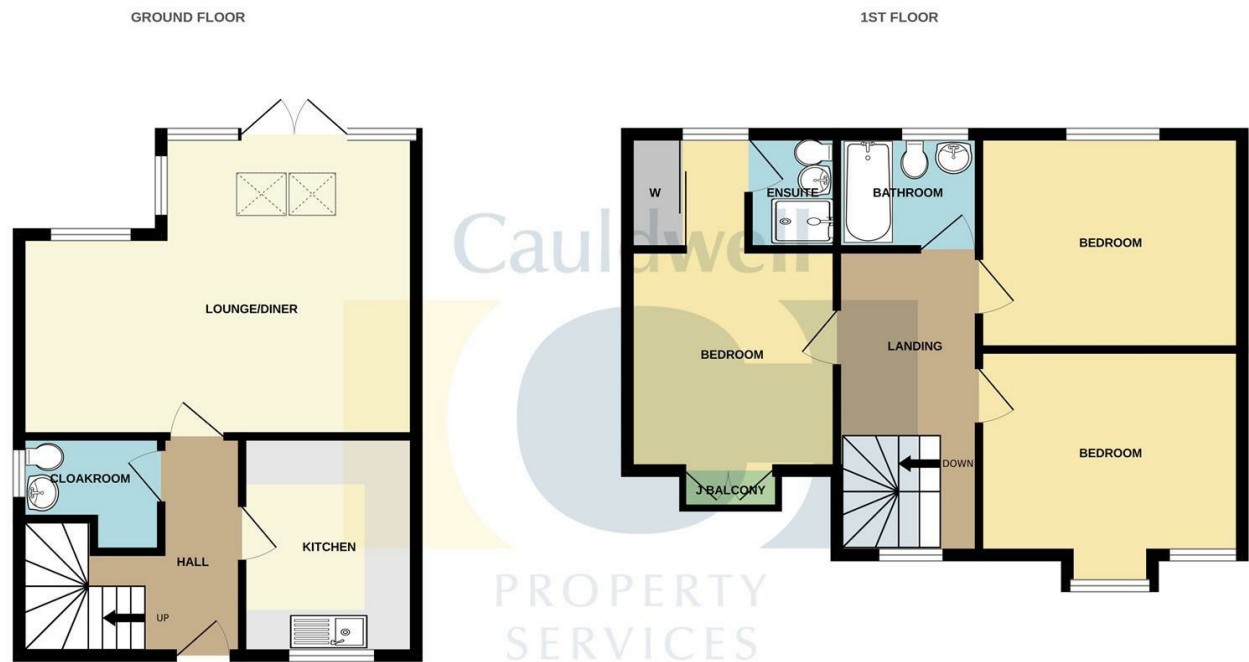
2. Vendor Approval

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.

5. Anti Money Laundering Verification checks

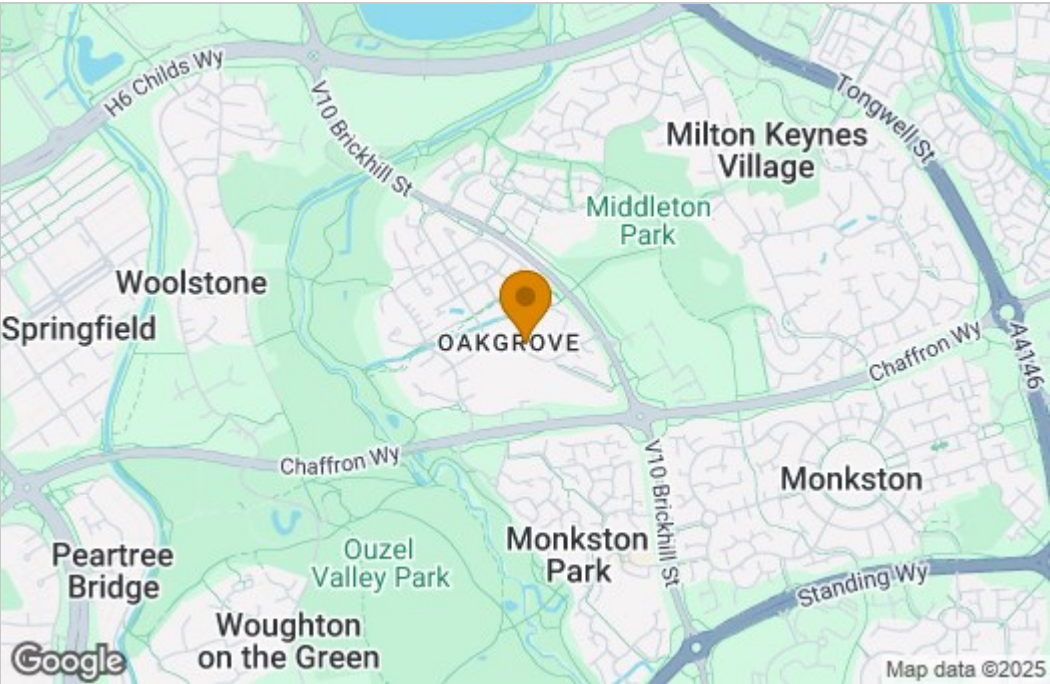
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan

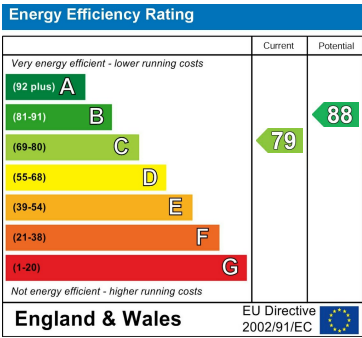


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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