Cauldwell

PROPERTY SERVICES

42 George Avenue, Milton Keynes, MK17 8TY

Offers Over £410,000

Stunning Three-Bedroom Semi-Detached Home – Glebe Farm, Milton Keynes

High Specification Finish | Sought-After Location | EV Charge Point

Cauldwell are delighted to offer for sale this exceptionally well-presented three-bedroom semi-detached home, situated in the highly desirable Glebe Farm area of Milton Keynes. This modern property offers a high specification finish throughout and is perfect for families, professionals, or anyone seeking stylish and spacious living in a prime location.

Upon entering, you’re welcomed by a spacious entrance hall boasting ample storage and access to a contemporary downstairs cloakroom. The heart of the home is the impressive dual-aspect lounge/dining room, flooded with natural light and offering generous living space – ideal for both relaxing and entertaining.

The modern fitted kitchen is well-appointed and designed with both practicality and aesthetics in mind.

ENTRANCE HALL
Stairs to first floor. Understairs storage cupboard. Door to cloakroom. Cupboard. Skimmed ceiling. Door to understairs storage cupboard. Door to kitchen and living room. Amtico flooring.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin Radiator. Part tiled walls. Amtico flooring. Frosted double glazed window to side. Skimmed ceiling with inset lighting. Extractor.

KITCHEN 11'10" x 7'10" (3.62 x 2.41)
Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit with mixer tap and drinking water tap. Built in oven, four ring induction hob, built in fridge freezer, dishwasher and washing machine. Concealed wall mounted boiler. Under unit lighting. Extractor. Double glazed window to front and side. Skimmed ceiling with inset lighting.

LOUNGE/DINING ROOM 16'4" x 14'5" (4.98 x 4.41)
Double glazed French doors to rear and double glazed windows to rear and side. Skimmed ceiling. Two radiators.

FIRST FLOOR LANDING
Doors to all upstairs rooms. Access to loft. Skimmed ceiling.

BEDROOM ONE 10'7" x 10'3" (3.23 x 3.13)
Double door sliding mirrored floor to ceiling wardrobe. Double glazed window to front. Radiator. Skimmed ceiling. Door to ensuite.

ENSUITE
Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Tiled flooring. Frosted double glazed window to front. Skimmed ceiling. Inset lighting. Extractor.

BEDROOM TWO 9'0" x 13'10" (2.76 x 4.23)
Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM THREE 14'7" to 10'2" x 6'11" (4.45 to 3.11 x 2.12)
Double glazed window to rear. Radiator. Skimmed ceiling.

FAMILY BATHROOM
Three piece suite comprising panelled bath with mixer and shower over, low level wc and wash hand basin. Shaver point. Extractor. Skimmed ceiling with inset lighting. Frosted double glazed window to side. Tiled flooring

REAR GARDEN
A generous enclosed rear garden, laid mainly to lawn with patio area. Wooden fence surround. Gated side access. Outside shed.

SIDE GARDEN
Double length block paved driveway. Electric car charging point.

FRONT GARDEN
Path to front door with storm porch over. Outside lighting.

ESTATE MANAGEMENT FEES
The owner informs us that there are charges of between £125 - £300 per annum.

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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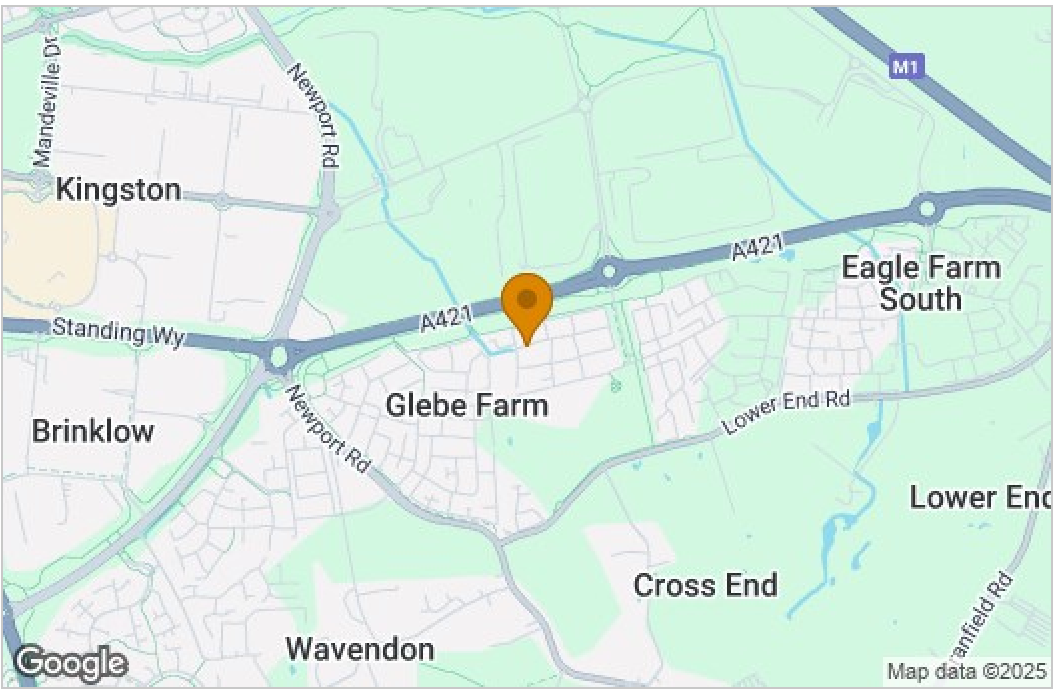
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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

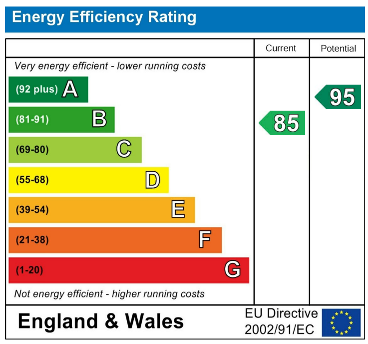
we are obliged to do as per HMRC Anti Money
Laundering guidelines.

Floor Plan

Area Map



Energy Efficiency Graph



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