Cauldwell
PROPERTY SERVICES

46 Christian Court, Milton Keynes, MK15 9HY

Offers Over £350,000

Three/Four Bedroom Semi-Detached Home – Willen, Milton Keynes

Versatile Living | Generous Gardens | Sought-After Location

Cauldwell are delighted to offer for sale this well-presented semi-detached home, positioned in the highly desirable area of Willen, Milton Keynes. This versatile property offers spacious and flexible living accommodation, making it ideal for growing families or those working from home.

Set back from the road with a lovely frontage and generous driveway, the home welcomes you via an entrance porch, which leads into a bright and comfortable living room. The ground floor continues with a kitchen/dining room that opens into a conservatory, providing an ideal space for family dining or relaxing. There is also a utility room and a downstairs cloakroom for added convenience.

A particular highlight is the garage conversion, currently used as a study or fourth bedroom offering fantastic flexibility to suit your lifestyle needs.

ENTRANCE HALL
Entrance door. Double door shoe cupboard. Door to living room and cloakroom.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Heated towel rail. Tiled walls. Tiled flooring. Skimmed ceiling. Inset lighting. Frosted double glazed window to front.

LIVING ROOM 15'1" x 15'1" (4.62 x 4.62)
Stairs to first floor. Double glazed window to front. Two radiators. Skimmed ceiling with inset lighting. TIled flooring. Understairs storage cupboard. Opening to kitchen/dining room.

KITCHEN/DINING ROOM 15'1" x 8'7" (4.62 x 2.64)
Fitted with a range of wall and base units with worksurfaces incorporating a stainless steel sink drainer and mixer tap. Space for freestanding cooker. Splash back tiling. Extractor. Tiled flooring. Double glazed window to rear. Double glazed French doors to rear. Skimmed ceiling. Inset lighting. Door to utility room.

UTILITY ROOM 7'7" x 6'10" (2.32 x 2.09)
Double glazed door and window to rear. Door to garage conversion. Plumbing for washing machine. Space for fridge freezer. Wall mounted boiler. Tiled flooring

GARAGE CONVERSION 16'1" x 6'10" (4.92 x 2.10)
Double glazed window to front. Radiator. Skimmed ceiling. Inset lighting.

CONSERVATORY 11'11" x 9'0" (3.65 x 2.75)
Brick and UPVC double glazed construction. Double glazed French doors to garden. Power and lighting.

FIRST FLOOR LANDING
Doors to all rooms. Double glazed window to side. Access to loft.

BEDROOM ONE 12'0" x 11'5" (3.66 x 3.48)
Three door wardrobe with sliding doors. Double glazed window to front. Radiator.

BEDROOM TWO 8'3" x 10'1" (2.54 x 3.09)
Double glazed window to rear. Radiator.

BEDROOM THREE 8'1" xc 5'2" (2.47 xc 1.58)
Double glazed window to front. Radiator.

BATHROOM
Three piece suite comprising panelled bath, low level wc and wash and basin with mixer tap. Tiled walls and flooring. Heated towel rail. Frosted double glazed window to rear.

REAR GARDEN
Enclosed and laid mainly to lawn with wooden fence surround. Gated side access.

FRONT GARDEN
Laid to lawn with hardstanding driveway.

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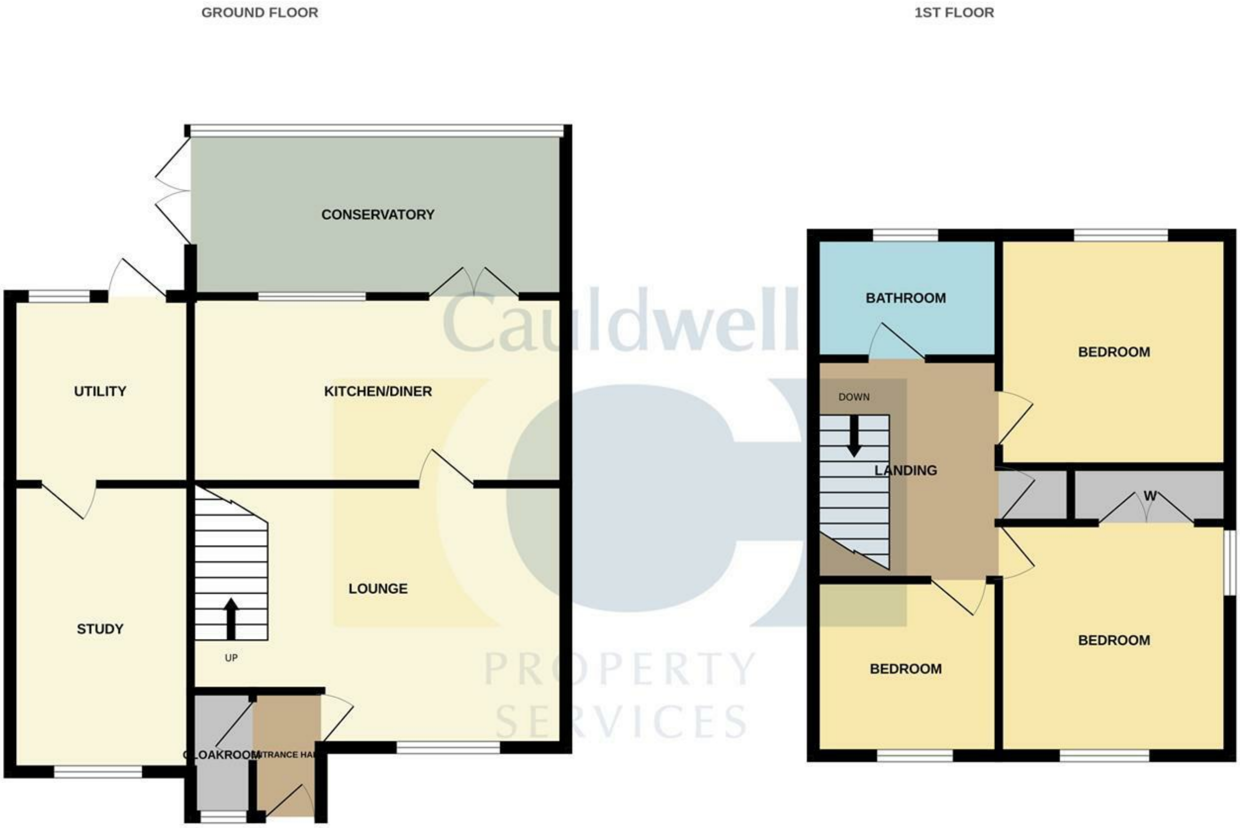
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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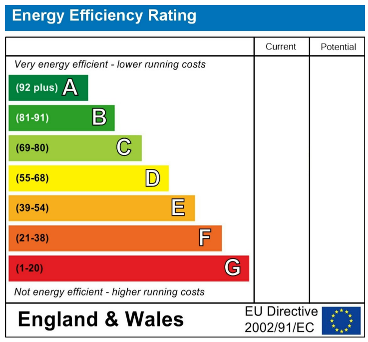
Area Map

Energy Efficiency Graph



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