



Cauldwell

PROPERTY SERVICES



29 Chicksands Avenue, Milton Keynes, MK10 9DP

£429,995

Cauldwell are delighted to offer for sale this well-presented three-bedroom detached home, available with no upper chain, located in the sought-after area of Monkston, Milton Keynes.

The accommodation briefly comprises an entrance hall, downstairs cloakroom, dining room, a spacious kitchen/breakfast room overlooking the rear garden and a generous living room. The first floor boasts three double bedrooms, with the principal bedroom benefiting from an en-suite shower room, as well as a four-piece family bathroom.

Externally, the property enjoys an enclosed rear garden, a garage and driveway providing off-road parking.

Monkston is a highly regarded residential area, popular with families due to its excellent schooling, community feel and easy access to amenities. Monkston Primary School, Middleton Primary School and Oakgrove Secondary School are all rated good by Ofsted and within the catchment area. The area features local shops, medical facilities, and a community centre, with Ouzel Valley Parkland and open green spaces close by for leisure and recreation.

For commuters, Monkston is ideally placed within easy reach of Central Milton Keynes, the mainline railway station (with fast trains to London Euston), and the M1 motorway via Junction 14. The area also benefits from

ENTRANCE

Entrance through front door into entrance hall. Stairs to first floor. Doors to downstairs cloak room, dining room and kitchen and living room and garage. Coving to a skimmed ceiling.

CLOAKROOM

Two piece suite. Low level wc, wash hand basin with splash back tiles. Frost double glazed window to the side. Extractor. Skimmed ceiling. Radiator.

LIVING ROOM 10'7" x 14'5" (3.23 x 4.41)

Measured into double glazed bay window to the front. Feature fire place and surround. Radiator. Coving to skimmed ceiling.

KITCHEN BREAKFAST ROOM 13'8" x 7'11" (4.18 x 2.43)

Recess area not measured. Kitchen fitted with a range of wall and base units. work surfaces incorporating a one and a half sink and drainer with mixer tap. Built in double oven, four ring gas hob with extractor. Plumbing for washing machine, space for fridge freezer. Plumbing for dishwasher. Splash back tiles. Double glazed window to the rear. Double glazed door to the rear. Skimmed ceiling. Radiator.

DINING ROOM 10'2" x 8'9" (3.11 x 2.69)

Coving to skimmed ceiling. Sliding double glazed door to the rear. Radiator.

FIRST FLOOR LANDING

Door leading to all upstairs rooms. Airing cupboard. Double glazed window to the side. Loft access. Coving to a skimmed ceiling.

BEDROOM ONE 11'1" x 11'3" (3.38 x 3.43)

Two double glazed window to the rear. Radiator. Measurements include four door fitted wardrobe. Coving to a skimmed ceiling. Door to ensuite.

ENSUITE

Three piece ensuite. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap. Part tiled walls. Shaved point. Extractor. Radiator. Frosted double glazed window to the rear.

BEDROOM TWO 11'2" x 9'6" (3.42 x 2.92)

Measurements include three door fitted wardrobe. Double glazed window to the front. Radiator. Coving to skimmed ceiling.

BEDROOM THREE 11'5" x 12'11" (3.49 x 3.94)

Measured to widest point. Measured into restricted head height. Double glazed window to the front. Radiator. Skimmed ceiling.

FAMILY BATHROOM

Four piece suite. Panelled bath with mixer tap. Low level wc. Wash hand basin with mixer tap. Tiled

shower cubicle with wall mounted shower. Shaver point. Extractor. Frosted double glazed window to the rear. Radiator. Skimmed ceiling.

REAR GARDEN

Enclosed rear garden laid mainly to lawn. Shingle area. Patio area. Mixture of brick wall and wooden fence panel surround. Gated side access. Outside light. Outside tap.

FRONT

Front garden laid to pebble. Hard standing driveway. Path leading to front door. Storm porch. outside lighting.

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

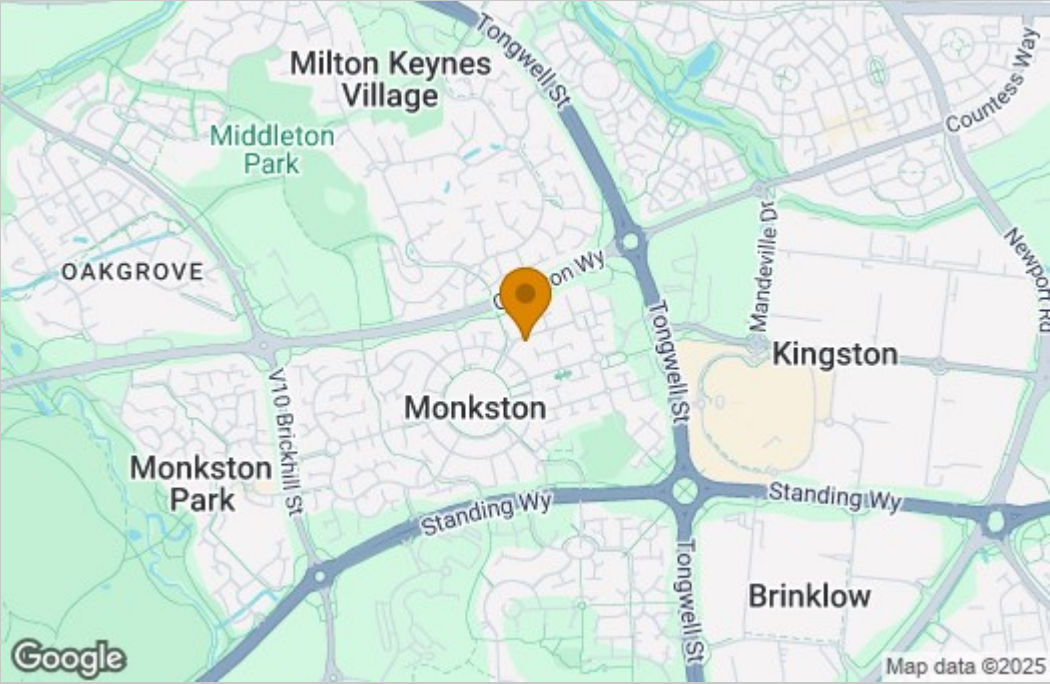


TOTAL FLOOR AREA : 893sq.ft. (83.0 sq.m.) approx.

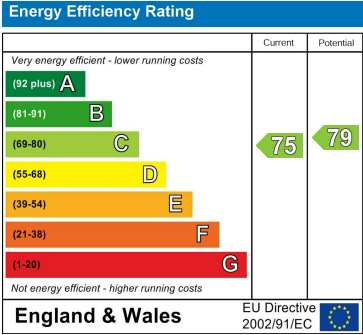
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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