Cauldwell

PROPERTY SERVICES

42 Booker Avenue, Milton Keynes, MK13 8EF

£475,000

Offered to the market with no onward chain, this well-presented and thoughtfully improved four-bedroom detached home is perfectly positioned in the sought-after central Milton Keynes location of Bradwell Common. With a modernised kitchen, stylish bathroom, and spacious living areas, this property is truly ready to move into.

On the ground floor, you are welcomed by an entrance hall with handy understairs storage and a cloakroom. The large L-shaped living and dining room provides an ideal space for family life and entertaining, while the updated kitchen leads seamlessly into a matching utility room.

Upstairs, the landing gives access to four bedrooms – three generous doubles and a versatile fourth bedroom, perfect as a single room or home office. The recently refitted four-piece family bathroom adds a touch of contemporary style.

Externally, the property enjoys a large front garden with driveway parking leading to the garage, while the rear garden offers a low-maintenance and private outdoor space.

Situated within walking distance of local shops, Central Milton Keynes shopping centre, and the mainline train station, this home combines comfort, convenience, and excellent transport links.

ENTRANCE HALL

Double glazed door to front. Stairs to first floor landing. Understairs storage cupboard. Radiator. Tiled flooring.

LIVING/DINING ROOM 20'6" x 18'2" max (6.26 x 5.56 max)

Double glazed bay window to front. Double glazed window and French doors to rear. Electric fireplace and marble surround. Feature tiled walls. Two radiators. LED lighting.

KITCHEN 10'4" x 9'8" (3.15 x 2.95)

Double glazed window to rear. Fitted wall and base units with Granite worksurfaces incorporating one and half bowl sink drainer unit. Electric oven and hob with extractor hood over. Space for fridge freezer. Integral dishwasher. Arch to utility room.

UTILITY ROOM 7'2" x 5'4" (2.20 x 1.65)

Double glazed window and door to rear. Fitted wall and base units with Granite worksurface. One and half bowl sink. Plumbing for washing machine. Radiator.

CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash basin in vanity unit. LED lighting. Radiator.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to front. Access to loft. Air conditioning and heating unit.

BEDROOM ONE 12'3" x 9'10" (3.74 x 3.01)

Double glazed window to rear. Radiator.

BEDROOM TWO 11'0" x 9'10" (3.37 x 3.00)

Double glazed window to rear. Radiator.

BEDROOM THREE 10'5" x 6'11" (3.20 x 2.12)

Double glazed window to rear. Radiator.

BEDROOM FOUR 8'1" x 6'5" (2.47 x 1.98)

Double glazed window to front. Radiator.

BATHROOM

Double glazed windows to front and side. Five piece suite comprising deep bath with hand shower attachment, shower cubicle with mains shower, his and hers wash basins in vanity surround and close coupled wc. Heated towel rail. Wall mounted cabinet. Extractor fan. Tiled walls and flooring. LED lighting.

FRONT GARDEN

Laid to lawn with driveway parking for two vehicles leading to garage ;

GARAGE

Up and over door to front. Combination boiler.

REAR GARDEN

Mainly block paved with steps up to further paved patio area. Outside tap. Timber shed to side. Gated access to front.

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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Floor Plan

TOTAL FLOOR AREA : 1087sq.ft. (101.0 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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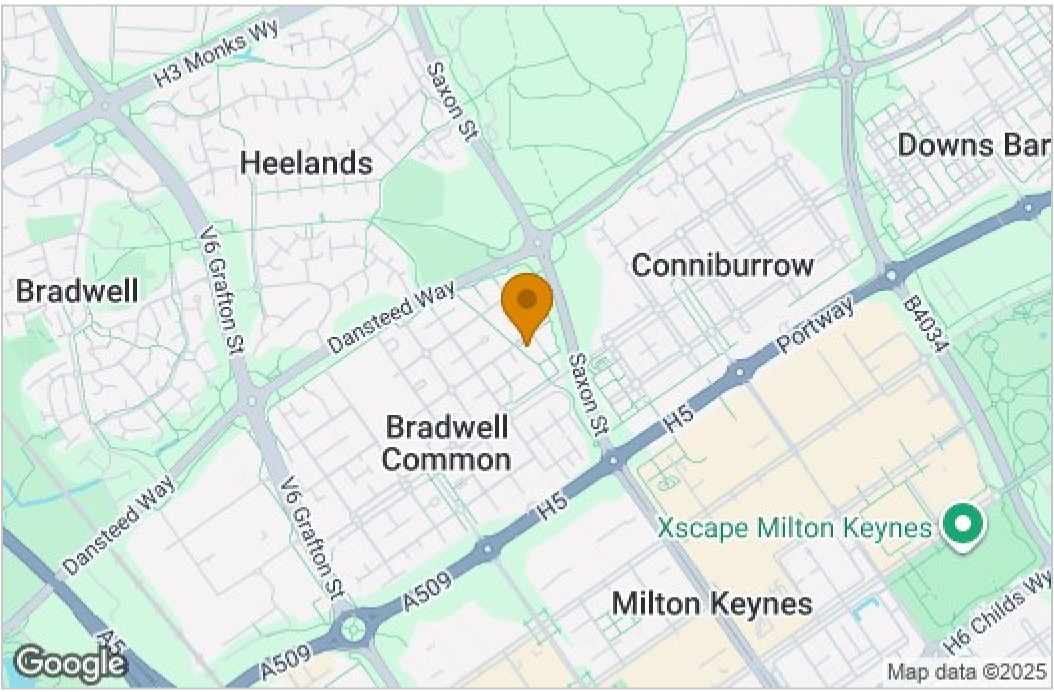
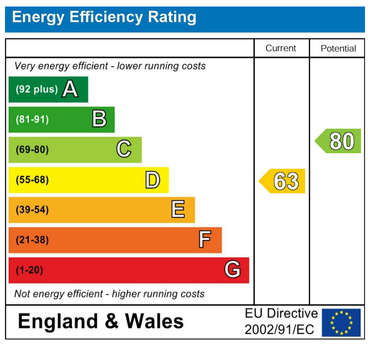
Area Map



Energy Efficiency Graph



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