Cauldwell

PROPERTY SERVICES

43 Haven Street, Milton Keynes, MK10 7AQ

£415,000

This very well-presented three-storey family home is ideally situated in the popular and well-connected area of Broughton, Milton Keynes. Offering generous accommodation and stylish décor throughout, the property is perfect for modern family living.

Across the upper two floors are four impressive double bedrooms, including a luxurious main bedroom featuring a walk-through dressing area and a private en-suite shower room. A contemporary family bathroom serves the remaining three bedrooms, all finished to a high standard.

The ground floor offers a welcoming entrance hall with cloakroom and storage cupboard, leading to a front-facing fitted kitchen complete with integrated white goods. To the rear, a spacious living and dining room with stylish part-panelled walls provides the perfect space for family gatherings and entertaining, with doors opening out to the rear garden.

The property has been tastefully updated in recent years, boasting fresh décor throughout and a range of thoughtful features including low-maintenance front and rear gardens, a striking full-height feature window on the top floor, and a garage with two additional parking spaces to the rear.

ENTRANCE HALL
Double glazed composite door to front. Radiator. Stairs to first floor landing. Storage cupboard.

CLOAKROOM
Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin. Radiator. Tiled flooring.

KITCHEN 11'11" x 7'2" (3.65 x 2.2)
Double glazed window to front. Fitted wall and base units with worksurfaces. One and half bowl sink drainer. Electric oven and grill with four ring hob and extractor hood. Space for fridge freezer. Plumbing for washing machine. Wall mounted combination boiler. Integral dishwasher. Under cupboard lighting. Tiled flooring.

LIVING/DINING ROOM 15'5" x 13'11" (4.71 x 4.26)
Double glazed French doors and windows to rear with fitted blinds. Television and internet point including fibre broadband. Radiator Understairs storage cupboard. Part panelled walls.

FIRST FLOOR LANDING
Stairs from entrance hall and stairs to second floor landing. Radiator. Airing cupboard.

BEDROOM TWO 14'0" x 9'6" (4.29 x 2.91)
Double glazed window to rear. Radiator. Double wardrobe.

BEDROOM THREE 14'0" x 11'3" max into recess (4.29 x 3.45 max into recess)
Two double glazed windows to front. Radiator.

BEDROOM FOUR 14'1" x 7'10" (4.30 x 2.39)
Double glazed full height feature window to front. Radiator.

BATHROOM
Three piece suite comprising bath with mixer tap and shower over, low level wc and wash hand basin. Shaver point. Radiator. Extractor fan. Part tiled walls and tiled flooring.

SECOND FLOOR LANDING
Stairs from first floor. Radiator.

BEDROOM ONE 14'0" x 9'5" (4.29 x 2.89)
Double glazed window to rear. Radiator. Television point. Part panelled walls. Arch to dressing area.

DRESSING ROOM 6'8" x 4'2" (2.04 x 1.28)
Access to loft space. Space for wardrobes. Door to ensuite.

ENSUITE
Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Shaver point. Part tiled walls. Tiled flooring.

FRONT GARDEN
Paved and shingle stone garden.

REAR GARDEN
Large decking area. Outside power. Artificial lawn. Gated access to rear leading to parking area.

GARAGE
Up and over door and parking to front with additional parking behind house.

CHARGE FOR PARKING AND COMMUNAL AREA
Management charge of Approx £350 per annum - please check with solicitors for up to date information before proceeding to purchase.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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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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 : 1173sq.ft. (109.0 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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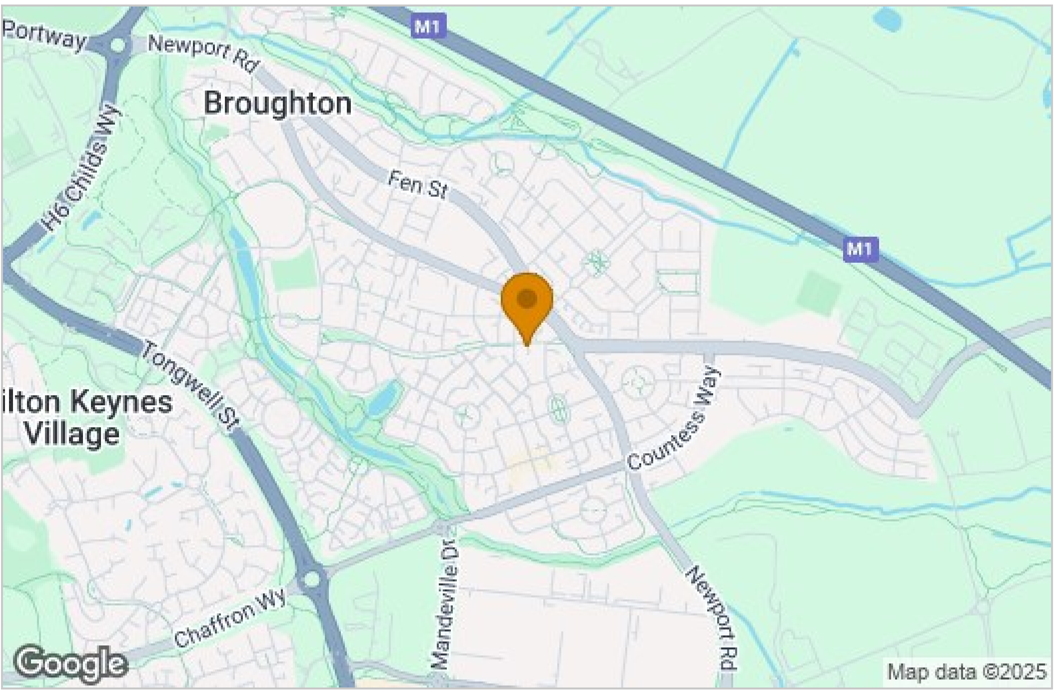
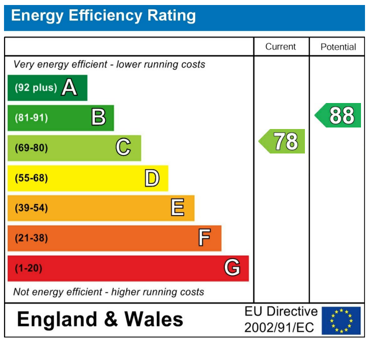
Area Map



Energy Efficiency Graph



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