



# Cauldwell

PROPERTY SERVICES



**12 Chetwode Avenue, Monkston, MK10 9EJ**

**£325,000**

CAULDWELL are delighted to offer for sale modern three bedroom family home, with accommodation set over three floors. This spacious and versatile property is situated in the ever sought after area of Monkston on the east side of Milton Keynes. Accommodation briefly comprises; entrance hall, kitchen/dining room with a door leading to the rear garden and a converted integral garage. To the first floor, there are two well proportioned bedrooms, family bathroom. To the second floor there is lounge and the principal bedroom. Externally there is an enclosed rear garden, driveway and a converted garage. Energy rating D. Council tax band C.

Monkston is ideally located east side of Milton Keynes, within a short distance to the Kingston Shopping centre. The Shopping centre has an array of shops such as: Tesco superstore, home sense, Costa, Smash Burger, Nando's, Boots and many more, Gym facilities are also close by. This area is also located within a short distance from the junction 13 M1 motorway and Central Milton Keynes.

### **ENTRANCE HALL**

Front entrance door. Stairs to first floor. Door to kitchen/diner and garage conversion.

### **GARAGE CONVERSION 10'3" x 8'1" (3.14 x 2.47)**

Insulated walls.

### **KITCHEN/DINER 12'4" x 8'10" (3.77 x 2.71)**



Fitted with a range of soft close wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Plumbing for washing machine, dishwasher and tumble dryer. Space for fridge freezer. Splash back tiling. Two double glazed windows to rear. Radiator. Tiled flooring. Double glazed door to rear.

### **FIRST FLOOR LANDING**

Stairs to second floor. Door to living room and door to bedroom two. Radiator.

### **LIVING ROOM 15'10" x 12'5" (4.85 x 3.79)**



Double glazed window to front. Radiator.

### **BEDROOM TWO 12'5" x 8'11" (3.79 x 2.72)**



Double glazed window to rear. Radiator.

### **SECOND FLOOR LANDING**

Doors to bedrooms one, three and shower room. Loft access. Airing cupboard.

### **BEDROOM ONE 12'4" x 10'4" (3.78 x 3.16)**



Double glazed window to front. Radiator.

### **BEDROOM THREE 12'4" x 8'11" (3.77 x 2.72)**



Double glazed window to rear. Radiator.

### **SHOWER ROOM**



Three piece suite comprising walk in tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail.

### **REAR GARDEN**

Enclosed and laid to lawn with wooden fence surround.

### **FRONT GARDEN**

Hardstanding driveway.

### **GARAGE**

Part converted. Up and over door.

### **COUNCIL TAX BAND**

Council tax band C. Sourced from <https://www.gov.uk/council-tax-bands>

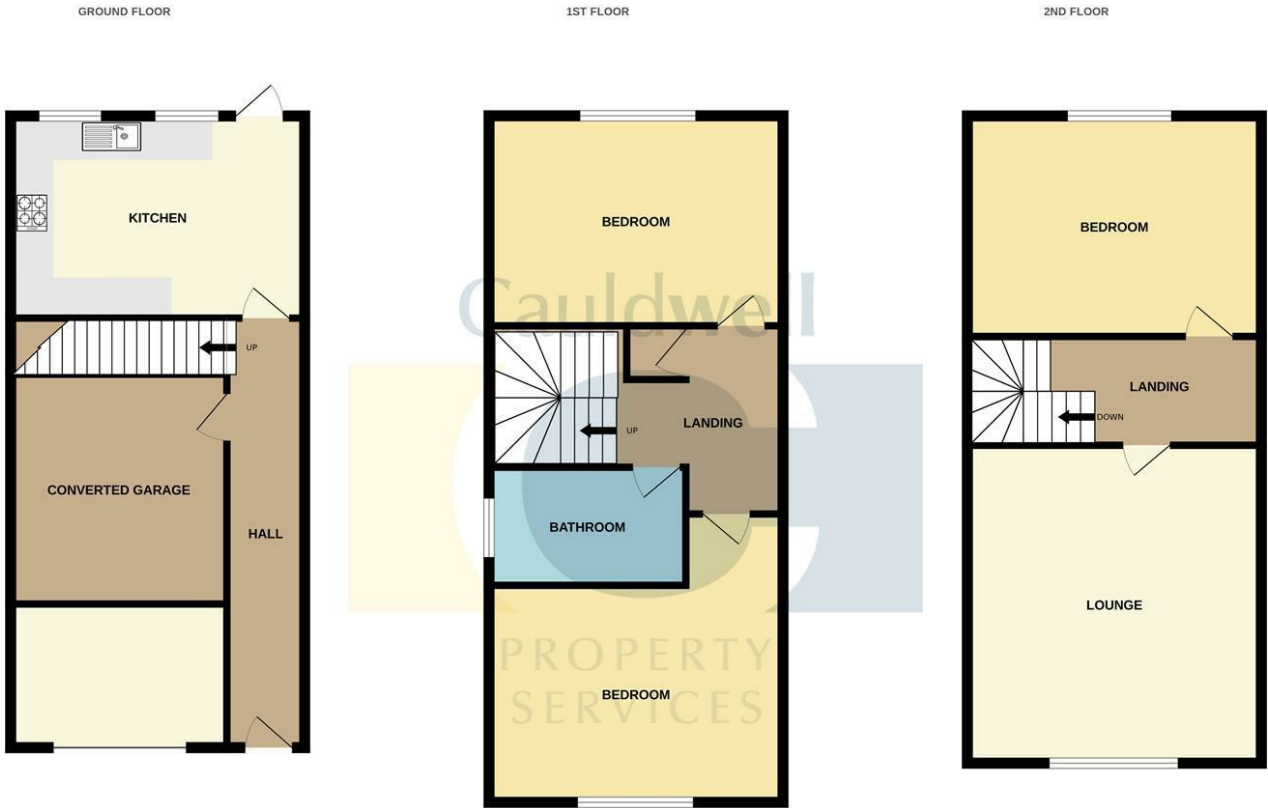
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# Floor Plan

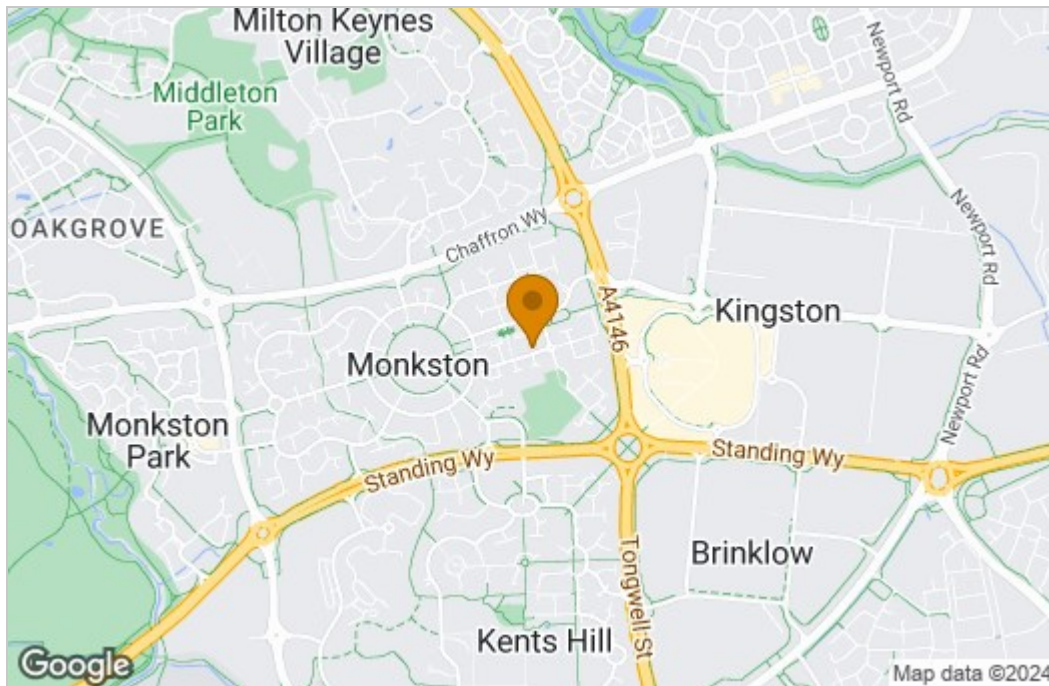


TOTAL FLOOR AREA : 915sq.ft. (85.0 sq.m.) approx.

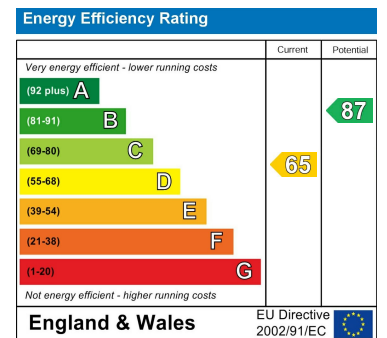
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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