



# 30 Cruickshank Grove

Milton Keynes, MK8 0ED



William Coulson  
Partnered With  
**Simpsons**  
Property Experts

## "A Plot and Garden to Impress"

Set back from the road and positioned within a popular residential location, this fantastic semi-detached, property is sure to impress boasting a fantastic garden, two bedrooms, a garage and off-road parking!

Located within the popular area of Crownhill the property is within a stone's throw of the local schools, shops and amenities. Milton Keynes and Bletchley are just a short drive away with excellent commuter rail links to London.

Entrance is gained through a composite front door into an entrance hall with attractive vinyl flooring, space for coat and shoe storage and a door leads into the living room and stairs rising to the first floor.

Beautifully appointed living/dining room in excellent decorative order featuring high quality laminate flooring, a window to the front elevation and a door leading into the kitchen.

The kitchen boasts continued laminate flooring, space for a dining table and chairs and a door to the rear garden.

The kitchen comprises a host of eye and base level units, a roll top work-surface, ceramic wall tiles, a butler sink with a mixer tap, an electric oven, a four-ring gas hob, and space for a washing machine, and an integrated fridge freezer.

The main bedroom benefits from being double in size with built-in wardrobes and an en-suite shower room.

En-suite comprising a three-piece suite with a shower cubical, wash hand basin and low level wc.

The second bedroom offers a generous single bedroom or study, perfect for those working from home.

Bathroom comprising a heated towel rail and a white three-piece suite to include a panel bath with a shower over, wash hand basin and a low-level WC.

The rear garden is larger than you'd expect and has been well maintained by the current owners. The garden features a paved area with ample space for a garden table and chairs, perfect for outdoor entertaining, a generous lawn and a timber gate leading to the front.

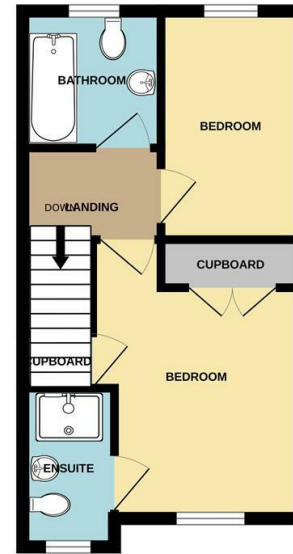
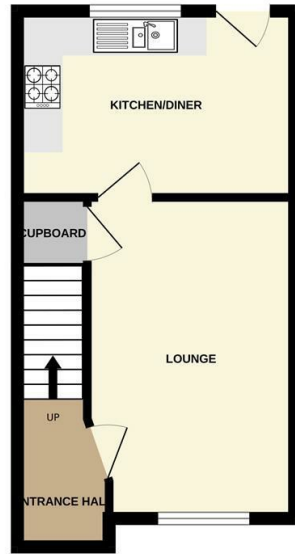


Offers over £284,000

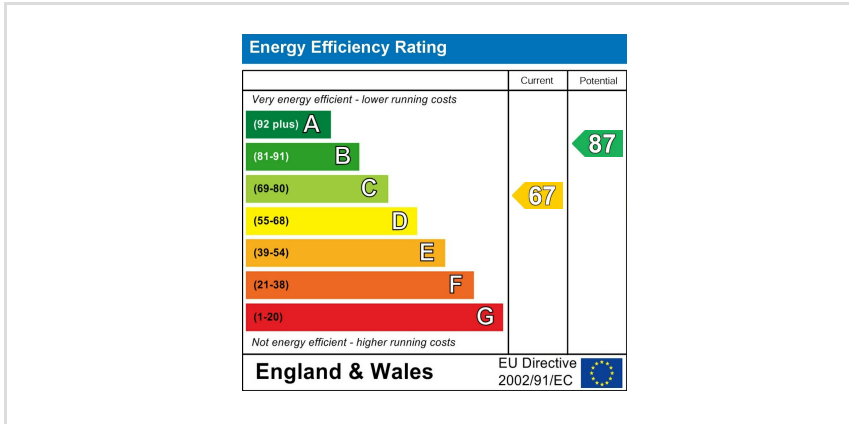


GROUND FLOOR

1ST FLOOR



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