



Gaddesden Crescent, Milton Keynes, MK7 7SF



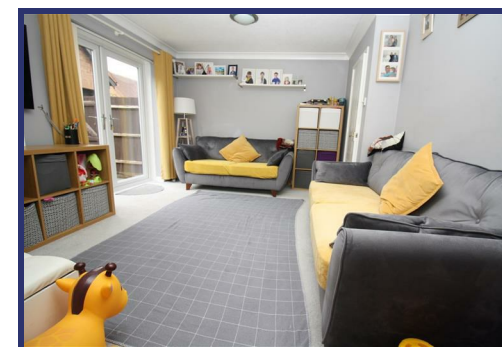
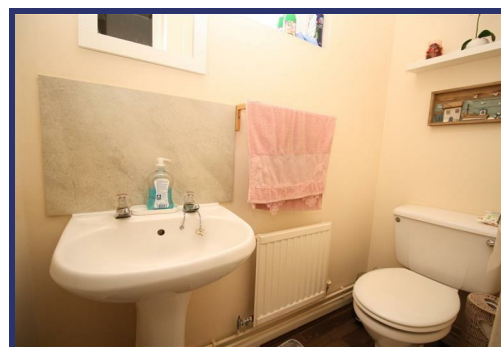
183 Gaddesden Crescent  
Wavendon Gate  
Milton Keynes  
MK7 7SF

## Offers Over £350,000

A WELL MAINTAINED THREE BEDROOM DETACHED HOUSE, situated on a Cul-De-Sac, in the much sought after area of Wavendon Gate. The location is one of the most sought after areas in Milton Keynes as it is ideal for commuters with road links to J13 & J14 of the M1 as well as train lines to both London and the North. The Kingston shopping district and Milton Keynes shopping centres are within easy reach and is located within the Walton High School catchment.

The accommodation in brief comprises an entrance hall, DOWNSTAIRS CLOAKROOM, SEPARATE LOUNGE AND DINING ROOM, kitchen with built in oven and hob, first floor landing, bedroom one with fitted wardrobes, two further bedrooms and a family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, well maintained rear garden and SINGLE GARAGE with a driveway in front offering off road parking for two vehicles. Internal viewing is highly recommended. EPC rating D.

- Sought After Location
- Close Proximity To M1 & A5
- Great School Catchment
- Three Bedroom Detached Property
- Downstairs Cloakroom
- Separate Lounge & Dining Room
- Kitchen With Built In Oven & Hob
- Garage and Driveway
- Internal Viewing Highly Recommended
- EPC Rating D





### Entrance Hall

Enter via a composite door with an obscure double glazed panel into the entrance hall. Stairs to the first floor. Doors to lounge and cloakroom. Radiator. Oak wood flooring.

### Cloakroom

Obscure UPVC double glazed window to the front aspect. White suite comprising low level w.c. and pedestal mounted wash hand basin with splashback. Radiator. Laminate wood flooring.

### Lounge

UPVC double glazed double doors to the rear garden. Radiator. T.V. and telephone points. Doorway to the dining room.

### Dining Room

UPVC double glazed box bay window to the front aspect. Understairs storage cupboard. Radiator. Ceramic tiled flooring. Square edge archway to the kitchen.

### Kitchen

UPVC double glazed window to the rear aspect. UPVC door with an obscure double glazed panel to the side. Fitted in a range of units to wall and base levels with worksurfaces over and an inset stainless steel sink with drainer. Built-in oven and gas hob with extractor hood over. Cupboard housing wall mounted boiler. Tiled to splashback areas. Integrated wine rack. Radiator. Ceramic tiled flooring.

### First Floor Landing

Access to loft. Doors to all rooms.

### Bedroom One

UPVC double glazed window to the rear elevation. Two fitted wardrobes. Radiator.

### Bedroom Two

UPVC double glazed window to the rear elevation. Radiator.

### Bedroom Three

UPVC double glazed window to the front elevation. Built-in storage cupboard over stairbulk. Radiator.

### Family Bathroom

Obscure UPVC double glazed window to the front elevation. White three piece suite comprising a low level w.c., panel bath with shower over and a pedestal mounted wash hand basin. Tiled to splashback areas. Radiator. Ceiling mounted extractor fan.

### Exterior

#### Front

Mainly laid to paving with an area laid to stone. Steps down to the front door. Driveway to the side in front of the garage offering off-road parking for two vehicles.

#### Rear Garden

Block paved patio area. Remainder laid to lawn with with a further paved seating area. Timber shed to remain. Outside tap. Tall screening trees to the rear. Gated side access leading to the garage. Fully enclosed.

### Garage

Detached single garage situated to the side of the property with up and over door. Power and light connected.

### Property Information

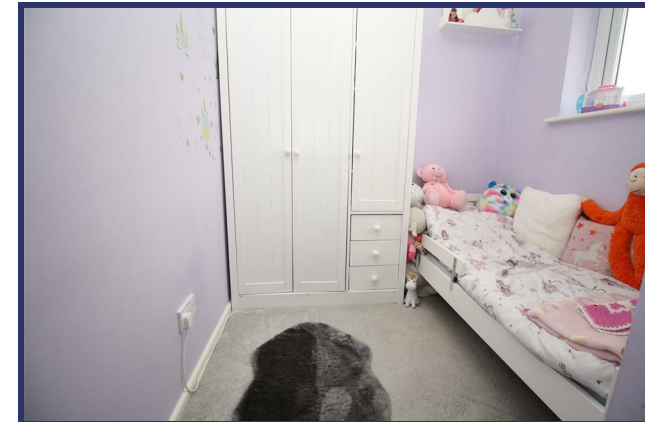
Tenure: Freehold

Local Authority: Milton Keynes Council  
Council Tax Band: D £2134.07 payable for the year 2024/25

### Disclaimer

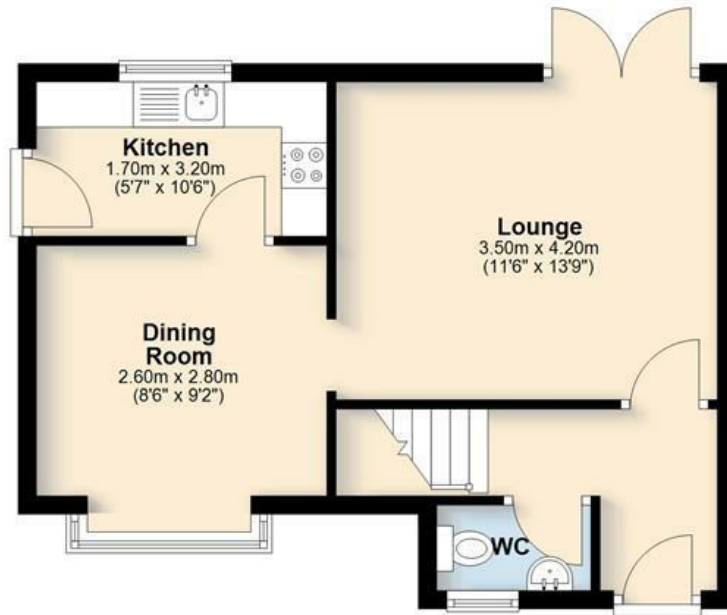
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.







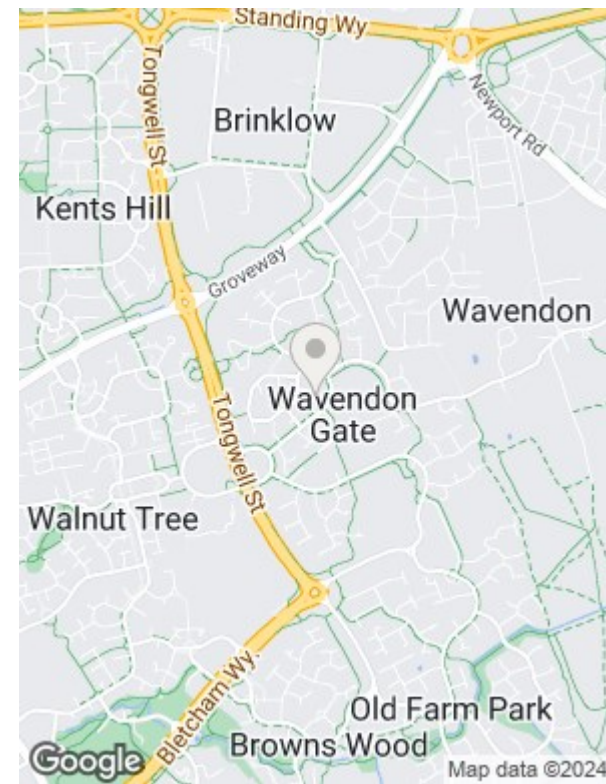
### Ground Floor



### First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



### Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

- 01908 646699
- bletchley@carters.co.uk
- carters.co.uk
- 194 Queensway, Bletchley, MK2 2ST



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

