



# Cauldwell

PROPERTY SERVICES



**52 London Road, Milton Keynes, MK5 8AQ**

**£389,995**

This well presented property offers excellent potential and benefits from an integral garage, which could be converted subject to the relevant permissions, a generous established south-facing rear garden, driveway parking for two vehicles and double glazing throughout.

The accommodation briefly comprises; entrance hall, fitted kitchen, dining area and a spacious 17'10 x 13'8 lounge overlooking the rear garden. To the first floor there are three well-proportioned bedrooms and a re-fitted family bathroom with shower.

Loughton remains one of Milton Keynes' most desirable locations, offering picturesque walks through Loughton Valley Park, excellent schooling and superb commuter links, with Central Milton Keynes and the train station providing fast access into London Euston.

## **ENTRANCE**

Entrance through front door into entrance hall. Door to kitchen/dining room.

## **KITCHEN DINING AREA 9'3" x 6'0" (2.84 x 1.83)**

Double glazed window to front aspect. Fitted with a range of wall and base units with worksurface incorporating ceramic sink unit with mixer tap. Ceramic hob. Plumbing for washing machine and dishwasher. Tiled. Leading to dining area.

## **DINING AREA 10'5" x 9'10" (3.18 x 3.00)**

Wall mounted heater. Door to living room.

## **LIVING ROOM 17'10" x 13'8" (5.44 x 4.17)**

Double glazed window to rear aspect. Door to rear garden. Stairs to first floor. Feature fireplace. Wall mounted heater. Television point.

## **FIRST FLOOR LANDING**

Wall mounted heater. Storage cupboard. Double glazed window to front aspect. Airing cupboard. Door to all rooms.

## **BEDROOM ONE 10'9" x 10'2" (3.30 x 3.12)**

Double glazed window to rear aspect. Wall mounted heater.

## **BEDROOM TWO 11'5" x 6'9" (3.48 x 2.08)**

Double glazed window to rear aspect.

## **BEDROOM THREE 9'1" x 6'9" (2.77 x 2.08)**

Double glazed window to front aspect.

## **BATHROOM**

Frosted double glazed window to front aspect. Three piece suite comprising panelled bath with wall mounted shower, wc and wash hand basin.

## **FRONT GARDEN**

Block paved hardstanding double width drive.

## **REAR GARDEN**

A generous size southerly facing rear garden. Approx 95 foot to rear. Laid mainly to lawn with patio area. Flower and shrub borders.

## **GARAGE**

Up and over door. Power and light.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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# Floor Plan

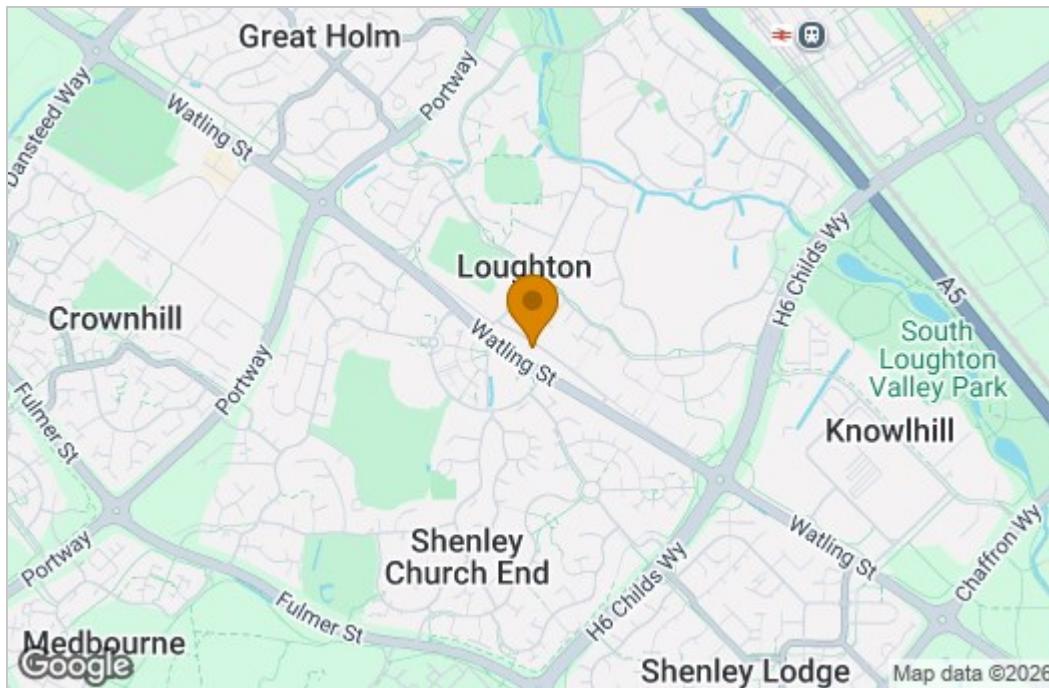
GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 797sq.ft. (74.0 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

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

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