Cauldwell

PROPERTY SERVICES









34 Garthwaite Crescent., Milton Keynes, MK5 7AX

£625,000

Cauldwell are delighted to offer for sale this substantial five double bedroom detached family home, situated within the sought-after area of Shenley Brook End and offered with no upper chain. Providing over 2,250 sq. ft. of accommodation arranged over three floors, the property benefits from a conservatory, two en-suite facilities, a detached double garage and a double-width driveway. The property also falls within the sought-after Shenley Brook End School catchment area.

The ground floor accommodation comprises a welcoming entrance hall with tiled flooring, underfloor heating and useful understairs storage, a downstairs cloakroom and a separate dining room. The generous dual-aspect sitting room features a stone fireplace with a coal-effect gas fire and glazed folding doors opening into the conservatory, which provides access to the rear garden.

The kitchen/breakfast room offers a comprehensive range of fitted units with granite work surfaces and integrated appliances, including a five-ring gas hob, double oven, dishwasher and fridge/freezer. A separate utility room provides further storage and appliance space, together with access to the garden.

On the first floor, the principal bedroom benefits from a dressing area with fitted wardrobes and an en-suite shower room. Two further double bedrooms and a family bathroom complete this floor. The second floor offers two additional double bedrooms, both with fitted wardrobes and shared access to a Jack and Jill shower room. A useful study area with built-in shelving is situated on the landing.

ENTRANCE HALL
Entrance door. Stairs to first floor. Understairs storage cupboards. Door to dining room and kitchen/breakfast room.

DINING ROOM 9'8" x 12'11" (2.96 x 3.94)
Double glazed window to front aspect. Radiator.

LIVING ROOM 11'2" x 19'3" (3.42 x 5.87)
Double glazed window to front. Frosted double glazed windows to side. Doors to conservatory.

CONSERVATORY 13'10" x 10'6" (4.22 x 3.22)
Brick and double glazed construction with double glazed French doors to rear and side.

KITCHEN/BREAKFAST ROOM 10'10" x 13'8" (3.32 x 4.18)
Fitted with a range of wall and base units with Granite worksurfaces incorporating sink drainer unit. Double built in oven, five ring gas hob and extractor. Built in fridge freezer. Plumbing for dishwasher. Door to utility room.

UTILITY ROOM
Wall and base units with worksurfaces and one and half bowl sink drainer. Plumbing for washing machine. Wall mounted boiler. Double glazed door to rear garden. Door to cloakroom. Radiator.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Radiator.

FIRST FLOOR LANDING
Stairs to second floor. Radiator. Double glazed window to front. Doors to bedroom one, four and five.

BEDROOM ONE 12'7" x 11'3" (3.85 x 3.43)
Double glazed window to front. Radiator. Arch to dressing room.

DRESSING ROOM 6'5" x 5'4" (1.97 x 1.64)
Double door built in cupboard. Radiator.

ENSUITE
Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Radiator. Frosted double glazed window to rear. Extractor. Part tiled walls.

BEDROOM FOUR 10'4" x 9'8" (3.16 x 2.97)
Double glazed window to rear. Radiator.

BEDROOM FIVE 9'8" x 8'8" (2.97 x 2.66)
Double glazed window to front Radiator.

BATHROOM
Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Radiator. Frosted double glazed window to rear. Radiator.

SECOND FLOOR LANDING
Doors to bedrooms two and three. Airing cupboard housing water tank. Radiator. Double glazed window to front.

BEDROOM TWO 15'11" x 11'3" (4.86 x 3.44)
Dual aspect room with double glazed windows to side and front. Double door built in cupboard.

ENSUITE
Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Part tiled walls. Radiator. Double glazed sky light to rear.

BEDROOM THREE 9'9" x 13'4" (2.98 x 4.08)
Double glazed windows to side. Radiator. Built in wardrobe.

REAR GARDEN
Enclosed and laid to lawn with mature trees and hedge surround. Patio area. Gated access. Service door to garage.

DETACHED DOUBLE GARAGE
Double up and over doors. Double width driveway.

FRONT GARDEN
Hedgerow surround. Gated access.

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.

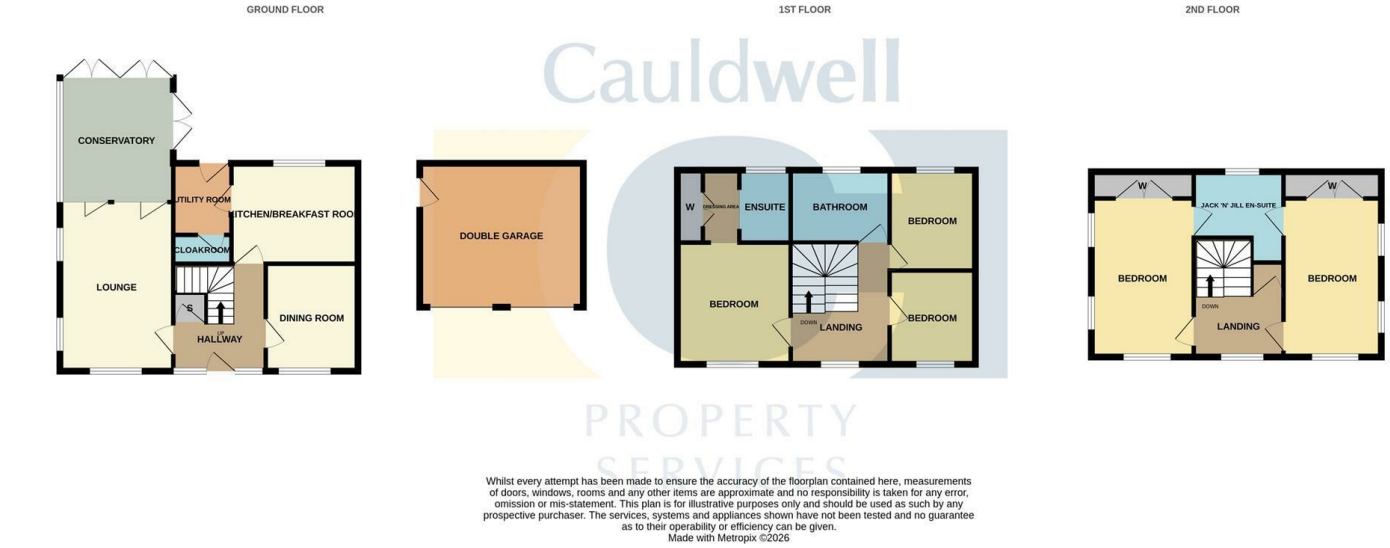
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All clients are subject to identity and source of funds

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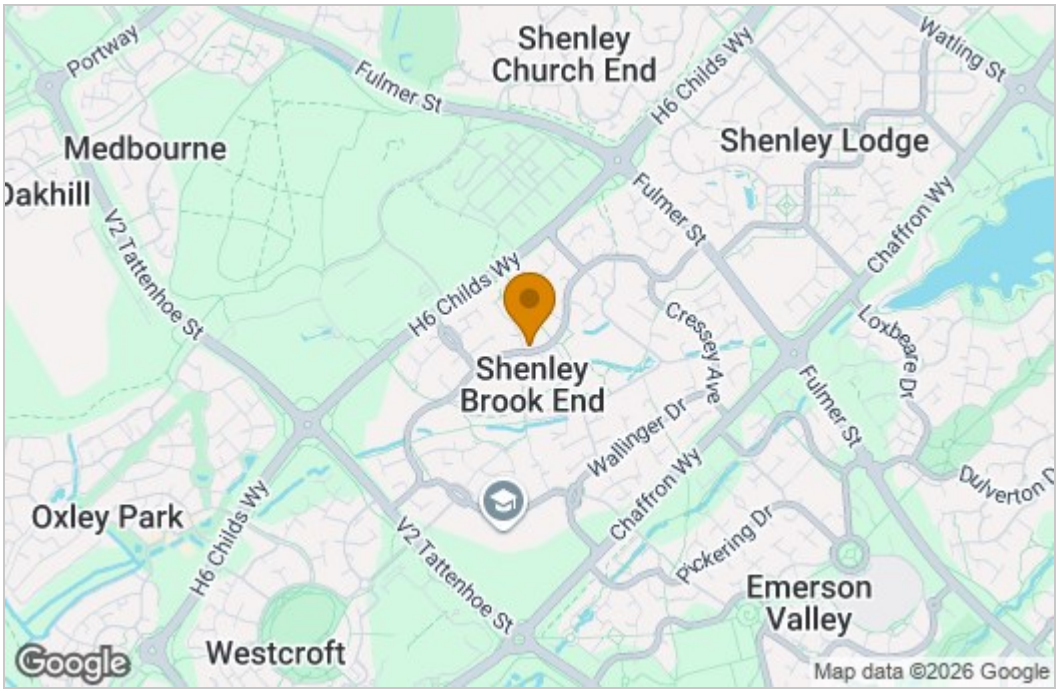
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Floor Plan

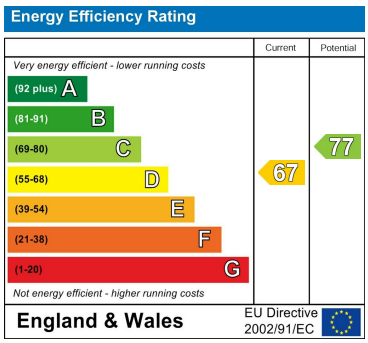


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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