Cauldwell

PROPERTY SERVICES










# 39 Babylon Grove, Milton Keynes, MK4 4GH

## £365,000

Cauldwell are delighted to bring to the market this ATTRACTIVE THREE BEDROOM DOUBLE-FRONTED FAMILY HOME, pleasantly situated within the sought-after Westcroft area of Milton Keynes and enjoying a SCENIC OUTLOOK TO THE FRONT.

The well-proportioned accommodation begins with a welcoming entrance hall and a convenient downstairs cloakroom. The ground floor offers an excellent balance of living and entertaining space, with a bright dual-aspect living room together with a spacious dual-aspect kitchen/dining room, creating a superb social space for family life.

To the first floor there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, together with a family bathroom.

Outside, the property enjoys an enclosed rear garden, while to the rear there is also driveway parking and a garage.

Westcroft is a popular and well-established residential area of Milton Keynes, particularly favoured by families due to its excellent local amenities and convenient position. Westcroft District Centre is close by and provides a wide range of everyday shopping facilities, while the area also benefits from nearby schools, parks, green open spaces and extensive Redway walking and cycling routes.

**ENTRANCE HALL**
Stairs to first floor. Understairs storage cupboard. Radiator. Skimmed ceiling. Door to kitchen/dining room and living room.

**CLOAKROOM**
Two piece suite comprising low level wc and wash hand basin. Radiator. Frosted double glazed window to rear.

**LIVING ROOM 18'2" x 9'6" (5.54 x 2.90)**
Dual aspect double glazed window to front and double glazed French doors to rear. Two radiators. Skimmed ceiling.

**KITCHEN/DINING ROOM 9'8" x 18'1" (2.97 x 5.53)**
Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in oven, four ring hob and extractor. Space for fridge freezer, Plumbing for washing machine and dishwasher, Two radiators. Double glazed window to front. Frosted double glazed window and door to rear. Concealed wall mounted boiler Splash back tiling.

**FIRST FLOOR LANDING**
Doors to upstairs rooms. Double glazed windows to rear. Skimmed ceiling. Access to loft. Airing cupboards.

**BEDROOM ONE 9'10" x 11'8" (3.01 x 3.58)**
Double door built in cupboard. Skimmed ceiling. Double glazed window to rear. Radiator. Door to ensuite.

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

**BEDROOM TWO 9'6" x 10'7" (2.91 x 3.25)**
Double glazed window to front. Radiator. Skimmed ceiling.

**BEDROOM THREE 9'6" x 7'2" (2.91 x 2.20)**
Double glazed window to rear. Skimmed ceiling.

**BATHROOM**
Three piece suite comprising panelled bath with shower attachment. low level wc and wash hand basin. Shaver point. Extractor. Skimmed ceiling. Part tiled walls. Frosted double glazed window to front.

**REAR GARDEN**
Enclosed rear garden laid mainly to lawn with patio area, Brick and wooden fence surround. Service door to single garage.

**SINGLE GARAGE**
Up and over door Power and lighting.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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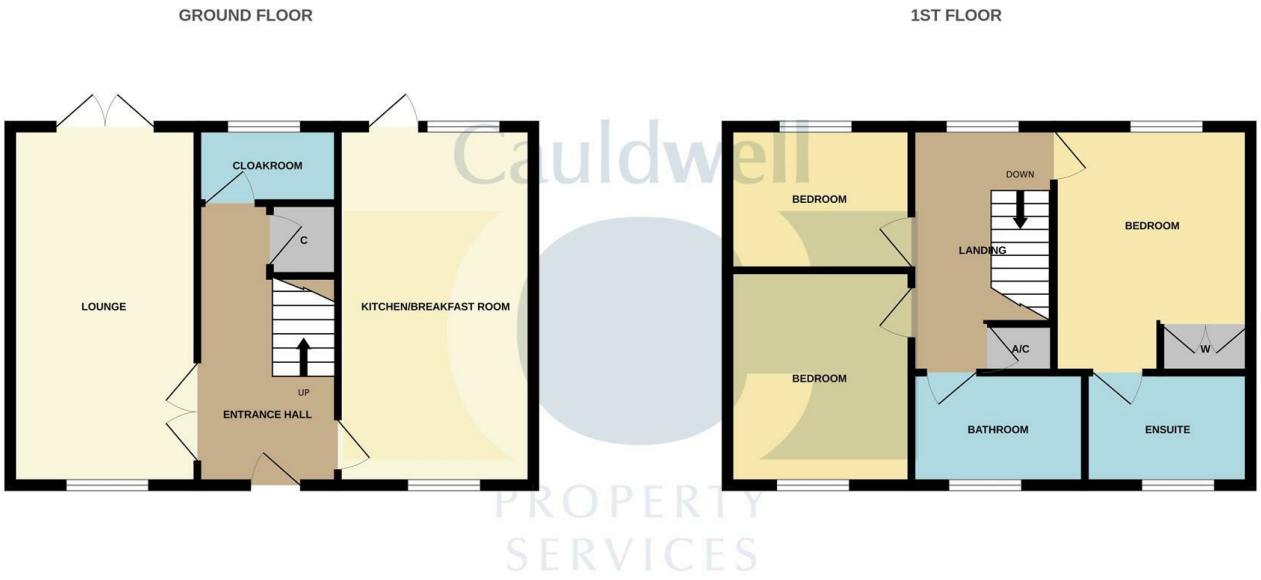
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## Floor Plan

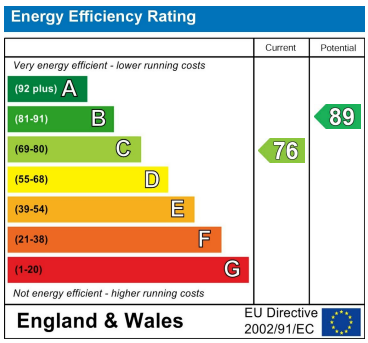



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk