



# Cauldwell

PROPERTY SERVICES



## 3 Levens Hall Drive, Milton Keynes, MK4 4GD

### £500,000

Occupying a desirable corner plot in the popular Westcroft area of Milton Keynes, this beautifully presented detached family home offers spacious and versatile living across two floors. Recently redecorated and re-carpeted, the property is ready to move straight into and is offered to the market with no onward chain.

The generous layout includes four impressive bedrooms, three of which are large doubles, complemented by two en-suites and a modern fitted family bathroom.

On the ground floor, the welcoming entrance hall leads to a bright dual-aspect living room and a spacious kitchen/dining room that seamlessly connects to the living area – perfect for family gatherings and entertaining. A handy ground-floor shower room adds further practicality.

Outside, the property enjoys a front garden and a low-maintenance rear garden, ideal for relaxing or hosting guests. An additional outside room provides flexible space for storage, a home office, or an enclosed reception area. The home also benefits from a garage, carport parking, and excellent kerb appeal.

Situated within walking distance to local parks, the Westcroft District Shopping Centre, and well-regarded schools, this home also offers easy access to Central Milton Keynes and the mainline train station, making it

## **ENTRANCE HALL**

Composite door to front. Radiator. Stairs to first floor landing.

## **LIVING ROOM 24'4" x 11'0" (7.43 x 3.37)**

Double glazed windows to front and side. Two double glazed French doors to side. Two radiators. Television and internet points. Electric fireplace. Opening to kitchen/dining room.

## **KITCHEN/DINING ROOM 16'2" x 16'2" max (4.95 x 4.94 max)**

Two sets of double glazed windows to side. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Range style oven with five ring gas hob and extractor hood over. Space for fridge freezer. Integral dishwasher and washing machine. Wall mounted central heating boiler. Radiator. Under cupboard lighting. Understairs storage cupboard.

## **GROUND FLOOR SHOWER ROOM**

Double glazed obscure windows to front and side. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Tiled walls and flooring.

## **FIRST FLOOR LANDING**

Stairs from entrance hall. Access to part boarded loft space. Airing cupboard and radiator.

## **BEDROOM ONE 16'0" x 11'1" (4.89 x 3.39)**

Two double glazed windows to side, double glazed window to front. Radiator. Fitted wardrobes. Television point. Door to ensuite.

## **ENSUITE**

Double glazed obscure window to front. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Tiled walls and flooring.

## **BEDROOM TWO 12'9" x 9'4" (3.91 x 2.86)**

Double glazed window to side. Radiator. Door to ensuite.

## **ENSUITE**

Double glazed obscure window to front and side. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Heated towel rail. Tiled walls.

## **BEDROOM THREE 16'11" x 11'1" max (5.16 x 3.39 max)**

Two double glazed windows to rear. Two radiators. Television point. Fitted wardrobes.

## **BEDROOM FOUR 8'7" x 8'6" (2.64 x 2.61)**

Double glazed window to side. Radiator.

## **FAMILY BATHROOM**

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and mains shower with screen, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Tiled walls and flooring.

## **FRONT GARDEN**

Laid to lawn with hedge border and path from road.

## **REAR GARDEN**

Patio and shingle stone area with mature plants. Outside storage room, currently open but could be enclosed. Access to driveway and garage to side.

## **DRIVEWAY**

Off road parking for two cars with central double gates.

## **GARAGE**

Up and over door to front. Power and light.

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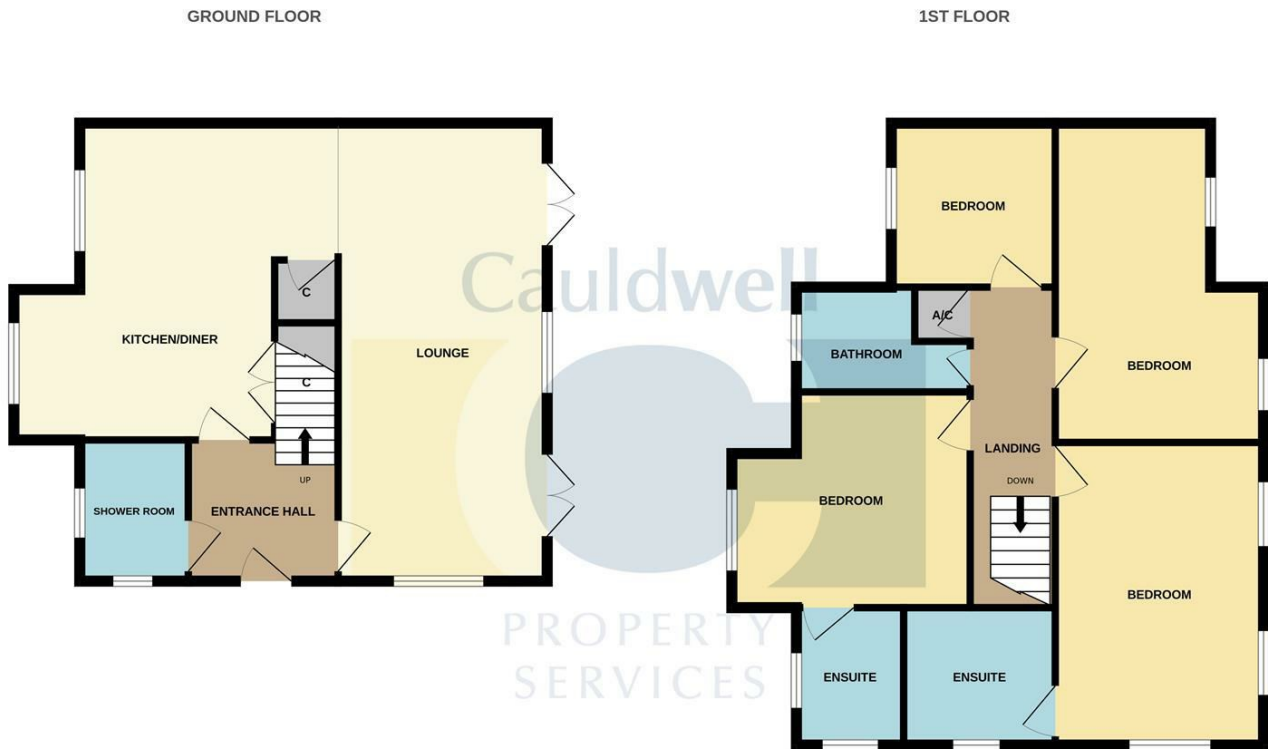
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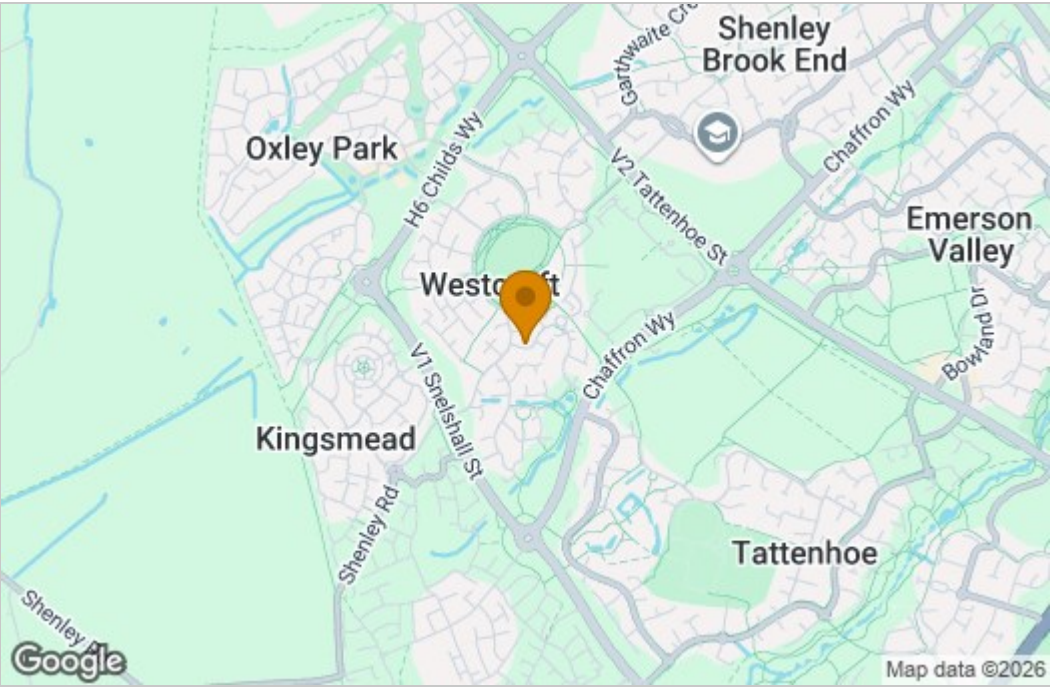


Floor Plan

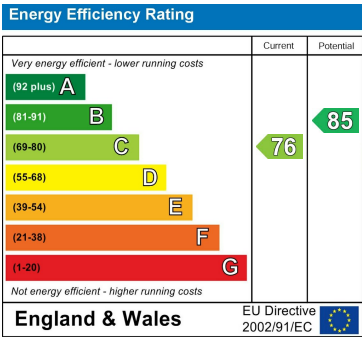


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Area Map



Energy Efficiency Graph



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