Cauldwell

PROPERTY SERVICES









87 Cranborne Avenue, Milton Keynes, MK4 4FJ

£735,000

Cauldwell are delighted to offer for sale this exceptional six-bedroom detached family home, situated within the popular area of Westcroft. The property offers versatile accommodation arranged over three floors, complemented by a stylish fitted kitchen/breakfast room and a converted double garage providing a sixth bedroom, a family room and a separate office, whilst retaining useful storage space.

The ground floor accommodation comprises an entrance hall, a downstairs cloakroom, a study currently used as a salon, a dual-aspect living room and a generous dual-aspect dining room with French doors opening onto the rear garden. A fitted kitchen/breakfast room and a separate utility room complete the ground floor.

On the first floor, the principal bedroom benefits from a four-piece en-suite. There are two further bedrooms on this floor, together with a four-piece family bathroom. The second floor offers two additional bedrooms and a separate shower room.

Outside, the property benefits from an attractive enclosed rear garden and a double-width driveway. The converted double garage provides flexible additional accommodation, ideal for family use and home working.

Westcroft is situated on the south-western side of Milton Keynes, with the district shopping centre offering a range of shops, facilities and amenities. The property is within walking distance of the centre and is well

ENTRANCE HALL
Entrance door. Stairs to first floor. Door to study, cloakroom,. living room and kitchen/breakfast room. Radiator. Coving to skimmed ceiling. Understiars storage cupboard.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Coving to skimmed ceiling with inset lighting. Extractor,

LIVING ROOM 20'0" x 12'4" (6.12 x 3.76)
Dual aspect with double glazed window to front and side. Feature fireplace and surround. Two radiators. Coving to skimmed ceiling. Double doors to dining room,

KITCHEN/BREAKFAST ROOM 14'9" x 12'4" (4.51 x 3.76)
Fitted with a range of soft close wall and base units with worksurfaces incorporating one and half bowl sink drainer. Four built in ovens. Four ring gas hob. Extractor hood. Built in dishwasher. Space for fridge freezer. Door to dining room. Breakfast bar. Tiled flooring. Double glazed window to rear. Coving to skimmed ceiling with inset lighting. Arch to utility room

UTILITY ROOM 6'5" x 5'9" (1.96 x 1.76)
Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Plumbing for washing machine. Space for fridge freezer. Radiator. Tiled flooring. Double glazed door to side.

DINING ROOM 15'9" x 12'0" (4.81 x 3.67)
Double glazed window to rear and double glazed French doors to garden. Coving to skimmed ceiling. Two radiators. Door to family room.

FAMILY ROOM 12'2" x 8'9" (3.71 x 2.67)
Double glazed door to rear. Access to loft. Skimmed ceiling. Door to bedroom six,

BEDROOM SIX 8'6" x 8'6" (2.60 x 2.60)
Wall mounted heater. Double glazed window to rear. Skimmed ceiling.

STUDY 7'11" x 10'2" (2.42 x 3.11)
Currently used as a salon.
Double glazed window to front. Radiator. Coving to skimmed ceiling. Air conditioning unit. Wash hand basin with mixer tap. Radiator.

FIRST FLOOR LANDING
Stairs to second floor. Door to bedroom one, four and five. Double glazed window to front. Coving to skimmed ceiling. Radiator.

BEDROOM ONE 12'8" x 18'7" (3.87 x 5.68)
Six door fitted wardrobe. Double glazed window to front. Coving to skimmed ceiling. Two radiators. Door to ensuite.

ENSUITE
Four piece suite comprising panelled bath, double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin.

BEDROOM FOUR 12'6" x 11'4" (3.83 x 3.46)
Double glazed window to rear. Radiator. Coving to skimmed ceiling.

BEDROOM FIVE 16'2" x 7'10" (4.94 x 2.39)
Double glazed window to front. Radiator. Coving to skimmed ceiling.

SECOND FLOOR LANDING
Doors to bedroom two, three and shower room. Double door airing cupboard housing boiler and water tank. Access to loft.

SHOWER ROOM
Three piece suite comprising shower cubicle with shower, wash hand basin and close coupled wc. Part tiled walls. Shaver point. Extractor. Skimmed ceiling. Inset lighting. Radiator. Double glazed sky light to rear.

BEDROOM TWO 10'7" x 20'6" (3.23 x 6.26)
Restricted head height
Double glazed window to front and double glazed sky light to rear. Two radiators. Coving to skimmed ceiling.

BEDROOM THREE 7'11" x 20'6" (2.43 x 6.25)
Double glazed window to front and double glazed sky light to rear. Air conditioning unit. Two radiators. Coving to skimmed ceiling.

FRONT GARDEN
Front garden laid to patio with hedgerow surround. Double width hardstanding driveway.

REAR GARDEN
Enclosed rear garden mainly laid to lawn. Generous patio area. Wooden fence surround. Mature tree flower and shrub border. Gated side access.

DOUBLE GARAGE/OFFICE CONVERSION
Part converted to provide an office bedroom and family room. Double glazed window and door. Roller shutter door, offering storage, power and lighting.

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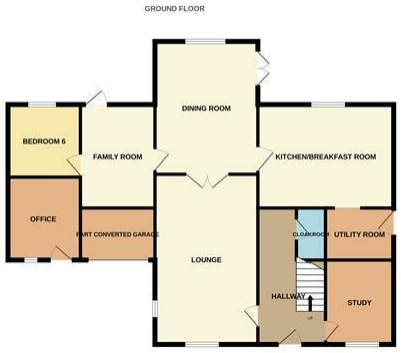
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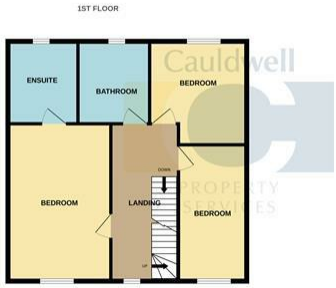
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Floor Plan



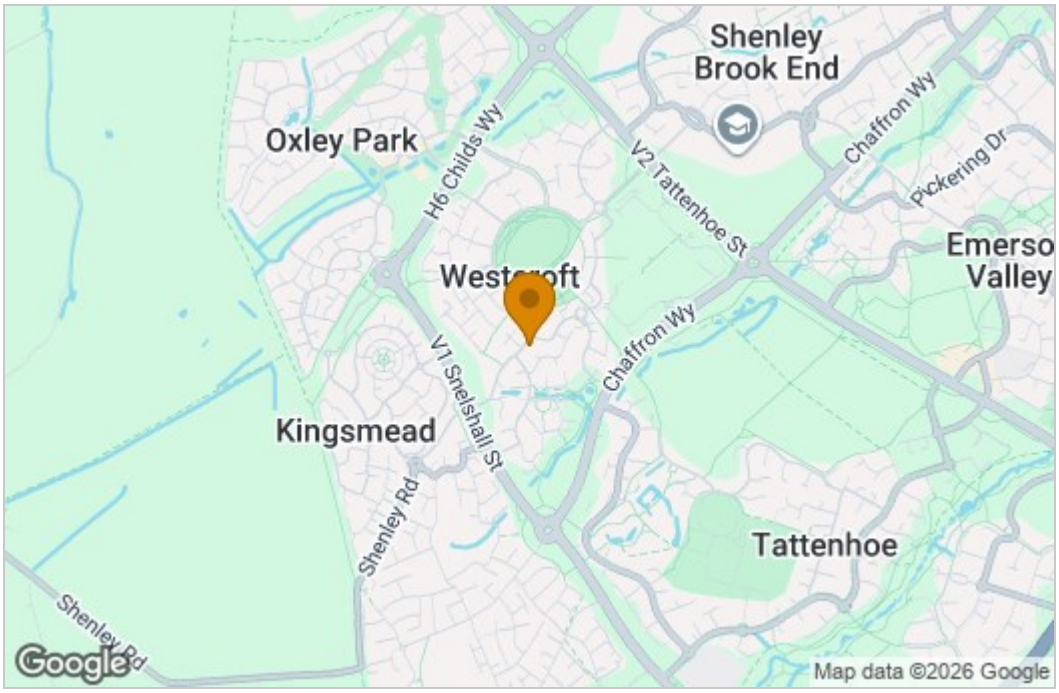




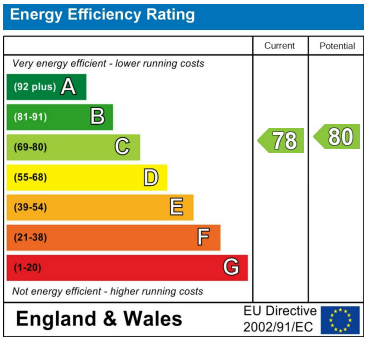


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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