Cauldwell
PROPERTY SERVICES





£439,995

59 Shorham Rise, Two Mile Ash, Milton Keynes, Bucks, MK8 8BT

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CAULDWELL are pleased to offer for sale a well proportioned four bedroom detached family home, situated in the popular Two Mile Ash area within close proximity to Lodge Lake and local amenities. The property boasts a garage, driveway for two cars and an enclosed rear garden. Accommodation comprises; entrance hall, downstairs cloakroom, kitchen breakfast room, lounge with a feature fireplace, separate dining room leading to the conservatory, en-suite shower room to the principle bedroom, four bedrooms and a family bathroom. Outside there is a single garage, rear garden and a driveway for two cars. Energy Rating D. Council tax band E.

Two Mile Ash has a local centre with a convenience store, Post Office and a fish and chip shop. The area is very popular with families as the primary and secondary schools are both Ofsted rated 'Outstanding', it is also approximately 2 miles from Milton Keynes Railway station. Abbey Hill Golf Course and Lodge Lake is close by with CMK shopping centre only a short car journey away.

ENTRANCE
Entrance through front door in to entrance hall. Door to cloakroom. Door to living room. Radiator.

CLOAKROOM
Frosted double glazed window to the front. Low level wc, wash and basin.

LIVING ROOM
Double glazed window to the front. Feature fireplace. Stairs to first floor. Door to kitchen. Vertical radiator.

KITCHEN
Double glazed French doors to the rear garden. Double glazed window to the rear. Kitchen fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink and drainer with mixer tap. Plumbing for washing washing. Built in dishwasher. Gas hob with double oven and stainless steel extractor over. Door to garage.

DINING/FAMILY ROOM
Built in cupboard. Opening into conservatory.

CONSERVATORY
Sliding double glazed door to the rear garden. Additional double glazed doors to the rear and sides. Glass roof. Wall mounted heater.

FIRST FLOOR LANDING
Double glazed window to the side. Doors to all bedrooms and family bathroom.

BEDROOM ONE
Double glazed window to the rear. Built in furniture. Radiator. Door to ensuite.

ENSUITE
Three piece suite. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap.

BEDROOM TWO
Double glazed window to the front. Built in wardrobes .Radiator.

BEDROOM THREE
Double glazed window to the rear. Built in wardrobe. Radiator.

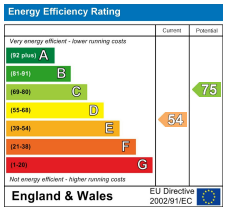
BEDROOM FOUR
Double glazed window to the front. Radiator.

FAMILY BATHROOM
Frosted double glazed window to the front. Three piece suite. Panelled bath with mixer tap. Wall mounted wash hand basin with mixer tap. Low level was. Heated towel rail.

FRONT
Gravel driveway. Mature shrubs and trees. Garage with up and over door.

REAR GARDEN
Enclosed rear garden mainly laid to lawn. Patio area. Surrounded by mature shrubs and trees. Pond.

Credit References and Deposit
Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.



Directions

The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
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