



Cauldwell

PROPERTY SERVICES



106 Montgomery Crescent, Milton Keynes, MK15 8PS

£285,000

Offered to the market with no onward chain, this well-presented two-bedroom semi-detached home is ideally positioned within walking distance of Willen Lake, making it an excellent choice for first-time buyers, downsizers, or investors alike.

The accommodation is thoughtfully arranged. On the ground floor, the entrance hall provides useful storage and leads through to a good-sized fitted kitchen. Spanning the full width of the rear of the property is a bright and spacious living and dining room, offering ample space for both relaxation and entertaining, with views and access out to the garden.

Upstairs, the property boasts two impressive double bedrooms, a fitted family bathroom, and additional storage on the landing, enhancing everyday practicality.

Externally, the home benefits from a larger-than-average rear garden, ideal for outdoor dining or family use, while the front offers driveway parking.

The location is a real highlight, with local schools and shops close by, excellent access to motorway links, and an easy journey into Milton Keynes city centre and Milton Keynes Central railway station.

Energy rating: C
Council tax band: B

ENTRANCE HALL

UPVC door to front. Radiator. Storage cupboard. Double glazed window to side. Stairs to first floor landing.

KITCHEN 9'3" x 8'7" (2.83 x 2.62)

Double glazed windows to front and side. Fitted wall and base units with worksurfaces. One and half bowl sink drainer unit. Electric oven, four ring hob and extractor hood. Space for fridge freezer. Plumbing for dishwasher and washing machine. Radiator.

LIVING/DINING ROOM 15'3" x 12'6" (4.66 x 3.82)

Two double glazed windows to rear. Double glazed door to rear. Two radiators. Television and internet point.

FIRST FLOOR LANDING

Stairs from entrance hall. Two storage cupboards. Radiator. Airing cupboard housing central heating boiler and hot water cylinder.

BEDROOM ONE 6'6", 216'6" x 11'7" (2,66 x 3.54)

Double glazed window to front. Radiator. Fitted wardrobes.

BEDROOM TWO 10'5" x 8'9" (3.18 x 2.67)

Double glazed window to rear. Radiator. Access to loft space.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with shower over, wash hand basin and close coupled wc. Fitted shelving Extractor fan. Radiator.

FRONT GARDEN

Laid to lawn. Brick storage shed to side. Hardstanding parking.

REAR GARDEN

Mainly laid to lawn with two patio areas. Timber shed. Gated access to front.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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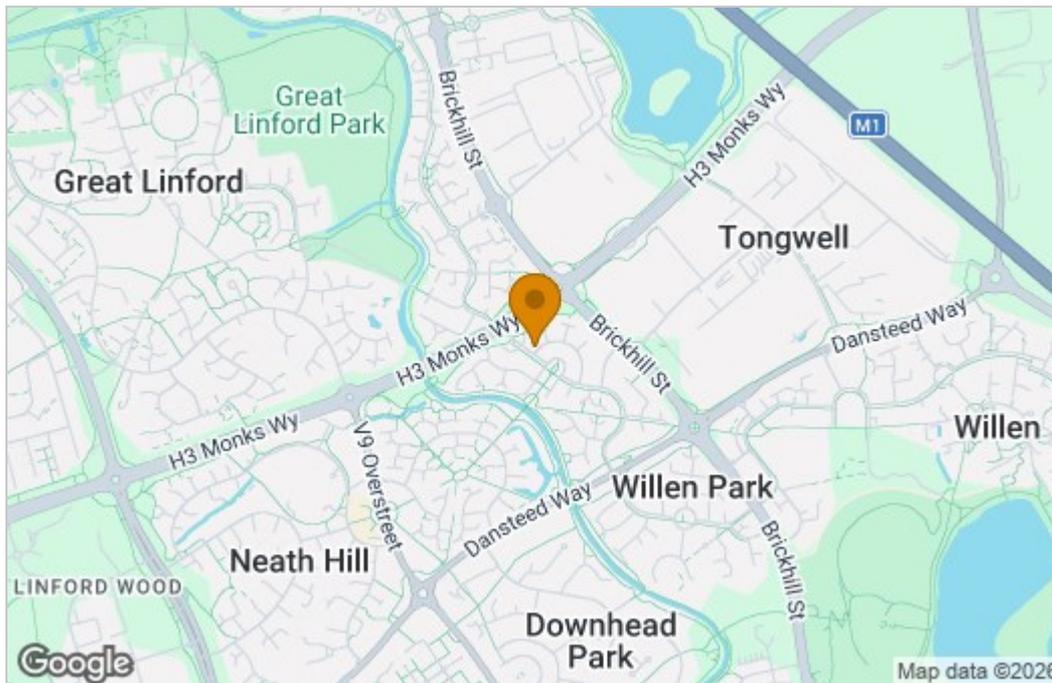
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Floor Plan



TOTAL FLOOR AREA : 678sq.ft. (63.0 sq.m.) approx.
 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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