

Cauldwell

PROPERTY SERVICES



47 Longhedge, Milton Keynes, MK7 8LB

£318,000

Situated in a highly sought-after location within South East Milton Keynes, just a short walk from the picturesque Caldecotte Lake, this exceptionally well-presented three-bedroom home is an ideal purchase for first-time buyers and young families alike.

The property enjoys excellent connectivity, with convenient access to major motorway links, two mainline railway stations, local employment centres, shopping facilities, and an abundance of nearby parks and leisure amenities.

The accommodation is thoughtfully arranged and comprises an entrance hall, cloakroom, fitted kitchen, and a spacious living/dining room extending across the rear of the property, providing an ideal space for both everyday family life and entertaining. To the first floor are three well-proportioned bedrooms, served by a modern fitted family bathroom.

Externally, the property benefits from attractive front and rear gardens, together with off-road parking conveniently located immediately to the front of the home. Offering a superb combination of presentation, location, and practicality, this is a fantastic opportunity to acquire a move-in-ready home in one of Milton Keynes' most desirable residential areas.

Energy rating: C
Council tax band: C

ENTRANCE HALL

Composite double glazed door to front. Stairs to first floor landing. Radiator. Door to kitchen, living/dining room and cloakroom

KITCHEN 7'8" x 7'7" (2.36 x 2.33)

Double glazed window to front. Fitted range of wall and base units with worksurfaces with stainless steel sink drainer inset. Electric oven and hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Radiator. Wall mounted combination boiler.

LIVING/DINING ROOM 15'2" x 14'7" max (4.63 x 4.45 max)

Double glazed window and door to rear. Television point. Telephone point. Understairs storage cupboard. Radiator.

CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin. Radiator.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space. Storage cupboard.

BEDROOM ONE 11'8" x 8'7" (3.56 x 2.64)

Double glazed window to rear. Radiator. Built in double wardrobe.

BEDROOM TWO 12'0" x 8'7" (3.67 x 2.64)

Double glazed window to front. Radiator. Internet connection point.

BEDROOM THREE 8'3" x 5'9" (2.54 x 1.76)

Double glazed window to rear. Radiator

BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mixer tap, electric shower and screen, wash hand basin and close coupled wc. Radiator. Tiled flooring. Extractor fan.

FRONT GARDEN

Mainly laid to shingle stone. Small timber storage shed. Flower beds.

REAR GARDEN

Mainly laid to lawn with paved area and small hedge. Gated access to rear.

PARKING

Allocated parking for one vehicle.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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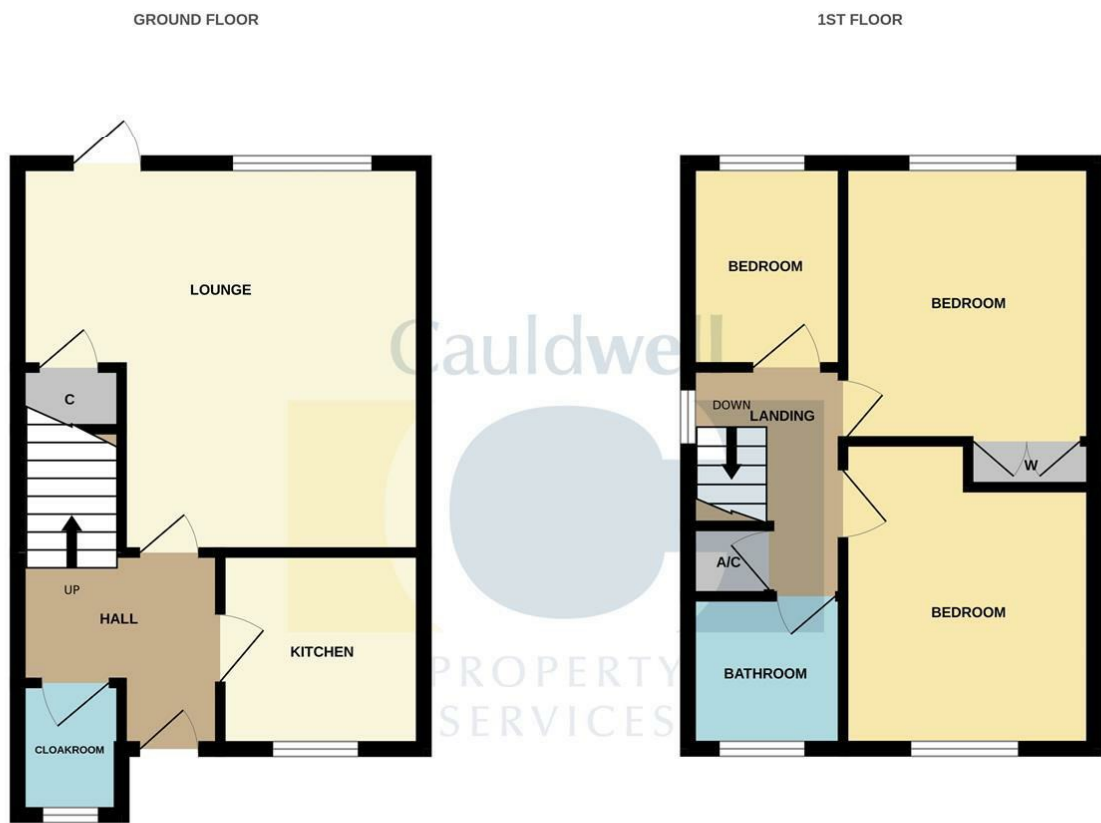
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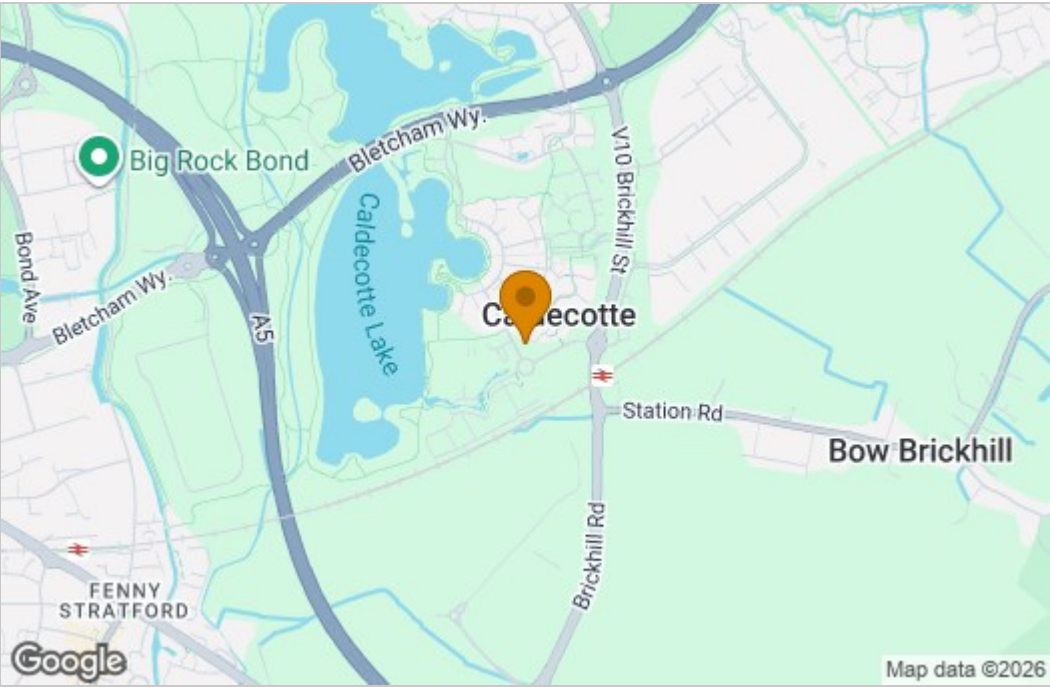
Floor Plan



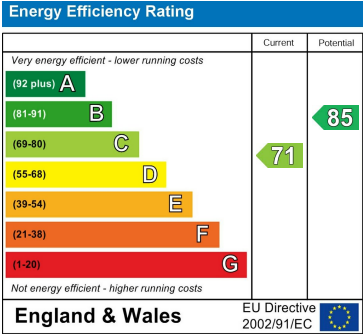
TOTAL FLOOR AREA : 732sq.ft. (68.0 sq.m.) approx.

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Area Map



Energy Efficiency Graph



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