Cauldwell

PROPERTY SERVICES









# 9 High View, Milton Keynes, MK19 6LL

## £365,000

Situated on a generous corner plot, this extended three-bedroom semi-detached home offers well-proportioned accommodation together with fantastic potential for further enlargement, subject to the necessary planning permissions. The particularly generous side plot provides an excellent opportunity for those looking to further develop or adapt the property in the future.

The ground floor features a spacious living room, while to the rear is an impressive extended kitchen dining room, complete with bi-folding doors opening onto the garden. The ground floor also benefits from a separate utility room and a useful study, providing excellent flexibility for modern family living and home working.

To the first floor are three well-proportioned bedrooms, together with a fitted family bathroom.

Externally, the property benefits from driveway parking to the front, while the generous corner plot provides an exceptionally spacious wraparound side and rear garden. The combination of the existing extension, versatile accommodation and substantial plot makes this an exciting opportunity with considerable further potential.

EPC rating C

**ENTRANCE**
Entrance through front door into entrance hall. Frosted double glazed window to the front. Door to downstairs cloakroom. Door to living room. Door to kitchen dining room. Stairs to first floor. Radiator.

**CLOAKROOM**
Two piece suite. Low level wc, wash hand basin with mixer tap and splash back tile. Tiled floor. Coving to skimmed ceiling. Frosted double glazed window to the side.

**KITCHEN 13'6" x 8'9" (4.12 x 2.68)**
Fitted kitchen fitted with a range of wall and base units. Roll top worksurface incorporating a stainless steel sink and drainer with mixer tap. Space for Range cooker with stainless steel extractor hood over. Built in dishwasher. Breakfast bar. Under unit lighting. Splash back tiles. Skimmed ceiling with inset lighting. Opening through to utility and opening through to dining room.

**UTILITY**
Plumbing for washing machine. Space for tumble dryer. Space for American style fridge freezer. Coving to skimmed ceiling with inset lighting.

**DINING ROOM 10'0" x 10'7" (3.06 x 3.23)**
Into extension. Double glazed bi-fold doors to the rear. Coving to skimmed ceiling. Radiator. Opening to study.

**STUDY 10'0" x 5'2" (3.06 x 1.59)**
Dual aspect. Double glazed window to the rear. Double glazed window to the side. Radiator.

**LIVING ROOM 17'0" x 10'10" (5.20 x 3.32)**
Two double glazed windows to the front. Feature gas fireplace and surround. Radiator.

**FIRST FLOOR LANDING**
Doors to all upstairs rooms. Loft access.

**BEDROOM TWO 11'3" x 8'1" (3.43 x 2.48)**
Double glazed window to the front. Radiator.

**BEDROOM ONE 14'0" x 8'5" (4.28 x 2.59)**
Measured to widest point, Double glazed window to the front. Radiator.

**BEDROOM THREE 6'4" x 9'8" (1.95 x 2.95)**
Double glazed window to the rear. Radiator.

**FAMILY BATHROOM**
Three piece suite. Panelled bath with centralised mixer tap and shower over. Low level wc, wash hand basin with mixer tap and vanity surround. Tiled walls. Tiled floor. Heated chrome towel rail. Skimmed ceiling with inset lighting. Extractor.

**REAR AND SIDE GARDEN**
Substantial garden area mainly laid to lawn. Patio area. Wooden fence panel surround. Gated side access. Outside shed. Outside power, lighting and tap.

**FRONT**
Substantial front garden with lawn area. Block paved driveway with parking for several vehicles.

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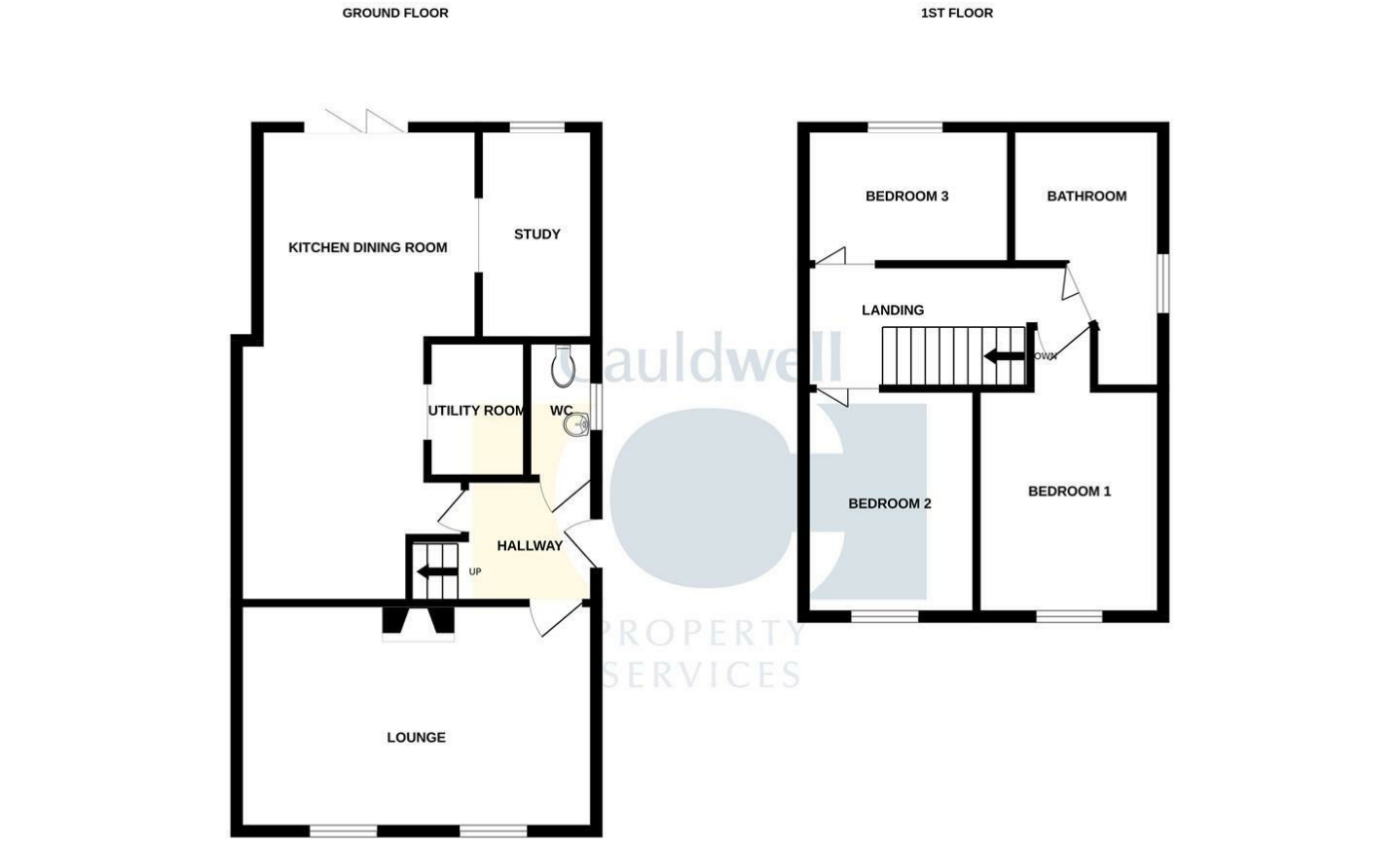
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## Floor Plan

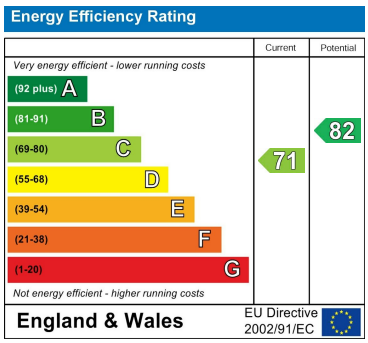



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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