



Cauldwell

PROPERTY SERVICES



8 Earlshall Place, Milton Keynes, MK4 4FW Offers Over £500,000

Agents are delighted to offer for sale this well presented four double bedroom detached family home, offered to the market with no upper chain, and situated within the highly sought-after residential area of Westcroft, Milton Keynes.

The spacious and versatile accommodation in brief comprises; entrance hall, downstairs cloakroom, lounge and a generous kitchen/dining room creating an ideal space for both everyday family living and entertaining.

To the first floor there is a landing area leading to two well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite, together with a family bathroom.

The second floor offers two further double bedrooms and an additional shower room, making this a superb home for growing families requiring flexible accommodation arranged over three floors.

Externally the property benefits from an enclosed rear garden together with a driveway providing off-road parking and a garage.

Westcroft remains one of the most popular and established residential areas within the western side of Milton Keynes and continues to be particularly attractive to families and commuters alike. The area benefits from

ENTRANCE HALL

Front entrance door. Stairs to first floor. Door to kitchen dining room and living room. Two double glazed windows,. Radiator. Tiled flooring. Coving to skimmed ceiling.

LIVING ROOM 10'1" x 21'2" (3.08 x 6.46)

Double glazed French doors to garden. Window to front. Feature fireplace and surround. Coving to skimmed ceiling. Door to inner hallway.

INNER HALL WAY

Skimmed ceiling. Radiator. Double glazed door to garden. Door to cloakroom.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator.

KITCHEN/DINING ROOM 9'9" x 22'6" (2.98 x 6.86)

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap., Space for Range cooker and extractor,. Built in dishwasher and washing machine. Under unit lighting,. Coving to skimmed ceiling with inset lighting. Two radiators. Double glazed window to front and rear.

FIRST FLOOR LANDING

Stairs to second floor. Double glazed window to front and rear. Radiator. Skimmed ceiling.

BEDROOM ONE 10'1" x 17'1" (3.08 x 5.21)

Two built in wardrobes. Double glazed window to front. Coving to skimmed ceiling with inset lighting. Radiator. Door to ensuite.

ENSUITE

Three piece suite comprising double shower cubicle with wall mounted shower, low level wc and wash hand basin in vanity surround. Heated towel rail. Frosted double glazed window to front. Shaver point. Extractor Skimmed ceiling. Inset lighting.

BEDROOM FOUR 6'6",45'11" x 14'6" (2,14 x 4.43)

Double glazed window to rear. Radiator. Skimmed ceiling.

BATHROOM

Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin in vanity surround. Shaver point. Extractor. Skimmed ceiling. Inset lighting. Frosted double glazed window to front. Tiled flooring.

SECOND FLOOR LANDING

Doors to bedrooms two and three. Airing cupboard housing boiler.

SHOWER ROOM

Three piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin in vanity surround. Heated towel rail. Shaver point. Extractor. Skimmed ceiling with inset spot lights. Double glazed sky light to rear.

BEDROOM TWO 10'4" x 21'2" (3.17 x 6.46)

Dual aspect double glazed window to front with double glazed sky light to rear. Soft close fitted bedroom furniture. Radiator. Skimmed ceiling.

BEDROOM THREE 10'0" x 22'6" (3.07 x 6.87)

Dual aspect room with double glazed window to front and double glazed sky light to rear. Double panelled radiator. Skimmed ceiling. Access to loft.

REAR GARDEN

Enclosed and laid mainly to lawn with patio area. Wooden fence surround. Outside tap.

FRONT GARDEN

Driveway leading to garage with power and light. Electric vehicle charge, Shingle area. Hardstanding driveway.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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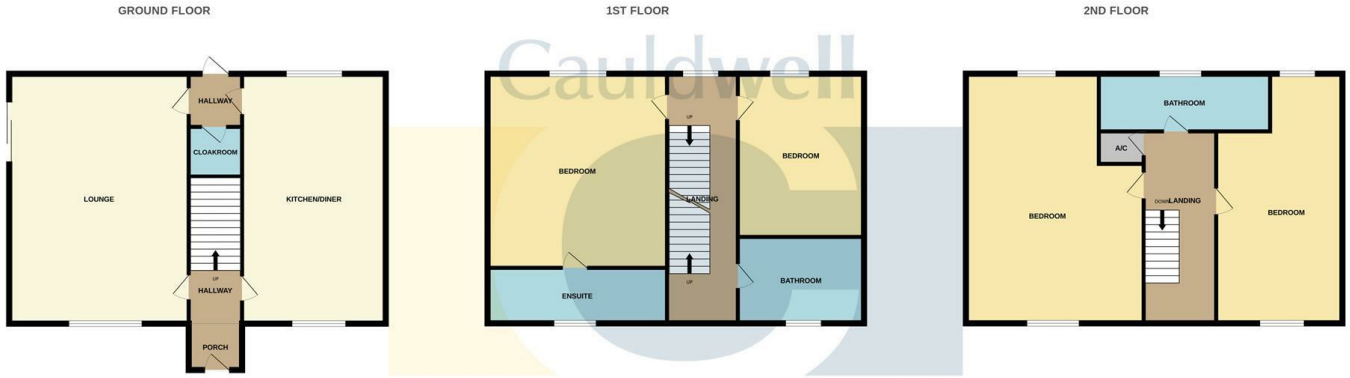
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convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

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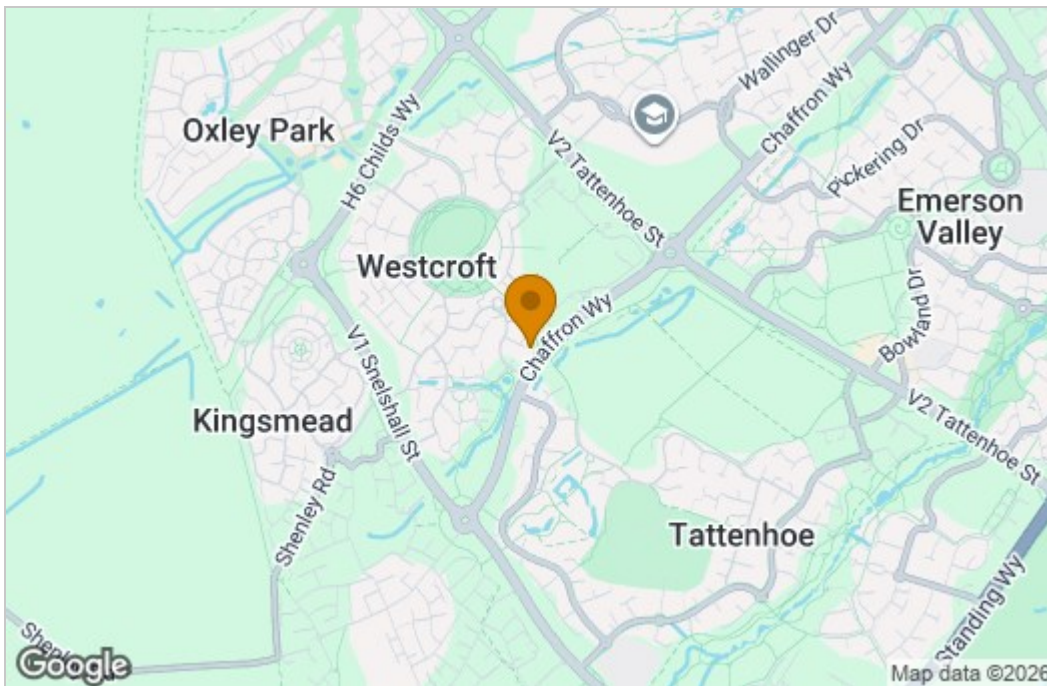
Floor Plan



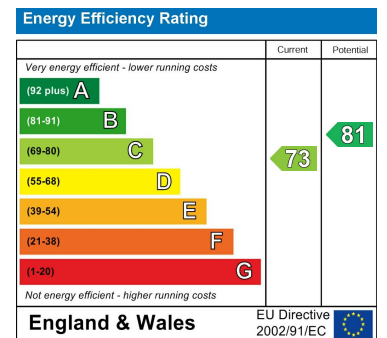
TOTAL FLOOR AREA : 1550sq.ft. (144.0 sq.m.) approx.

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



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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