



# Cauldwell

PROPERTY SERVICES



## 29 Lynmouth Crescent, Milton Keynes, MK4 1HH

**£285,000**

CAULDWELL are delighted to offer for sale this well presented two bedroom bungalow in the highly desirable area of Furzton. This wonderful property briefly comprises; entrance hall, living room, kitchen/breakfast room, conservatory, two bedrooms and a shower room. Outside there are front and rear gardens with SINGLE GARAGE and driveway. Energy rating. Council Tax Band - B

Situated towards the south west of Milton Keynes, within easy access of the A421 taking you to M1 J13 or the M40. This location is popular with commuters and families alike, as it is approximately 3 miles to MK railway station. There are two local shopping areas in Furzton, one to the north which has a Tesco express, hairdressers, beauty salon, fish and chip Shop, Chinese takeaway, Pharmacy, Doctors and a Dentist. The southern shopping area also has a fish and chip shop, tanning salon, local shop and a community centre. Furzton also has many green spaces including Tattenhoe Valley Park, which runs through the centre of the estate and into Furzton Lake. The lake has a pub/restaurant which overlooks it and will soon be home to an adventure golf course and café.

Council tax band: C  
Energy rating: C

## **ENTRANCE**

Entrance through front door into entrance porch. Door into living room.

## **LIVING ROOM 12'9" x 12'2" (3.89 x 3.71)**

Double glazed window to the front. Radiator. Door through to kitchen breakfast room.

## **KITCHEN BREAKFAST ROOM 9'5" x 8'1" (2.88 x 2.48)**

Double glazed window and door to the rear leading to conservatory. Kitchen fitted with a range of wall and base units. Work surfaces incorporating stainless steel sink and drainer with mixer tap. Space for free standing oven, space for fridge freezer and plumbing for washing machine. Breakfast bar. Splash back tiles. Wall mounted boiler. Radiator.

## **CONSERVATORY 7'3" x 4'7" (2.22 x 1.4)**

Double glazed construction. Windows to all aspects. Door leading to rear garden.

## **BEDROOM ONE 12'2" x 9'7" (3.72 x 2.94)**

Double glazed window to the front aspect. Radiator. Built in cupboard. Fitted bedroom furniture.

## **BEDROOM TWO 9'5" x 6'5" (2.89 x 1.96)**

Double glazed window to rear aspect. Radiator.

## **SHOWER ROOM**

Tiled shower cubicle with wall mounted electric shower. Low level wc, wash hand basin. Frosted double glazed window to the rear. Radiator.

## **REAR GARDEN**

Enclosed rear garden mainly laid to lawn. Patio area. Wooden fence panel surround. Gated rear access leading to the garage.

## **FRONT**

front garden with mature shrubs. Path leading to front door.

## **GARAGE**

Up and over door.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest 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.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

# Floor Plan

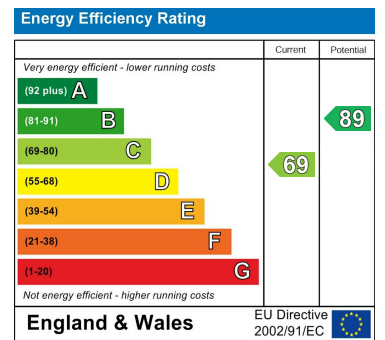


TOTAL FLOOR AREA : 527sq.ft. (49.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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