Cauldwell
PROPERTY SERVICES

19 Grosmont Close, Milton Keynes, MK4 2EW

£340,000

Situated within a quiet cul-de-sac in the ever-popular area of Emerson Valley, this well-presented three-bedroom family home occupies an excellent position and offers everything a growing family could need. Conveniently located within walking distance of highly regarded local schools and the Westcroft Shopping Centre, the property also benefits from excellent transport links, with Central Milton Keynes and the mainline railway station just a short drive away. The property benefits from noticeable upgrades made by the current owners to include replacement double glazing, a replacement combination boiler and a stylish re-fitted shower room.

The accommodation is thoughtfully arranged over two floors and begins with a welcoming entrance hall, providing access to a convenient cloakroom and a well-appointed fitted kitchen offering an excellent range of storage and workspace. To the rear of the property, the spacious living/dining room spans the full width of the house, creating a fantastic space for both everyday family life and entertaining, with direct access to the rear garden.

Upstairs, there are three well-proportioned bedrooms, all benefitting from fitted wardrobe storage that has been added by the current owners, alongside a stylishly refitted shower room finished to a high standard.

Externally, the property continues to impress with an attached garage featuring an electric roller door, driveway parking to the front, and a generous, low-maintenance rear garden, providing an ideal space to relax or

ENTRANCE HALL
Composite double glazed door to front. Radiator. Stairs to first floor landing. Coat and shoe storage cupboard.

KITCHEN 10'0" x 8'5" (3.07 x 2.58)
Double glazed window to front. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Gas oven with extractor hood over. Plumbing for washing machine. Integral fridge freezer and washing machine.

LIVING/DINING ROOM 14'11" x 11'8" (4.57 x 3.57)
Double glazed window and double glazed French doors to rear. Television point, Fibre internet point. Electric fireplace and understairs storage cupboard. Radiator.

FIRST FLOOR LANDING
Stairs from entrance hall. Access to part boarded loft with combi boiler.

BEDROOM ONE 11'2" x 8'9" (3.41 x 2.68)
to wardrobes
Double glazed window to rear, Radiator. Fitted wardrobes and overhead storage units and bedroom furniture.

BEDROOM TWO 10'8" x 8'5" (3.26 x 2.58)
Double glazed window to front. Radiator. Fitted wardrobes. Storage units and bedroom furniture with desk.

BEDROOM THREE 7'0" x 5'9" (2.15 x 1.77)
Double glazed window to rear. Radiator. Fitted wardrobe with storage units and bedroom furniture.

BATHROOM
Double glazed obscure window to front. Modern re-fitted suite comprising double shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Extractor fan. LED lighting. Heated towel rail. Lit mirror. Tiled walls and flooring. Storage cupboard.

FRONT GARDEN
Small front garden area and hardstanding driveway leading to garage. Outside tap.

GARAGE
Electric remote control roller door to front. Power and light. Personal door to rear garden.

REAR GARDEN
Full width decking area and shaped patio area with shingle stone borders.

All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

Anti Money Laundering Verification checks
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.

Floor Plan

TOTAL FLOOR AREA : 700sq.ft. (65.0 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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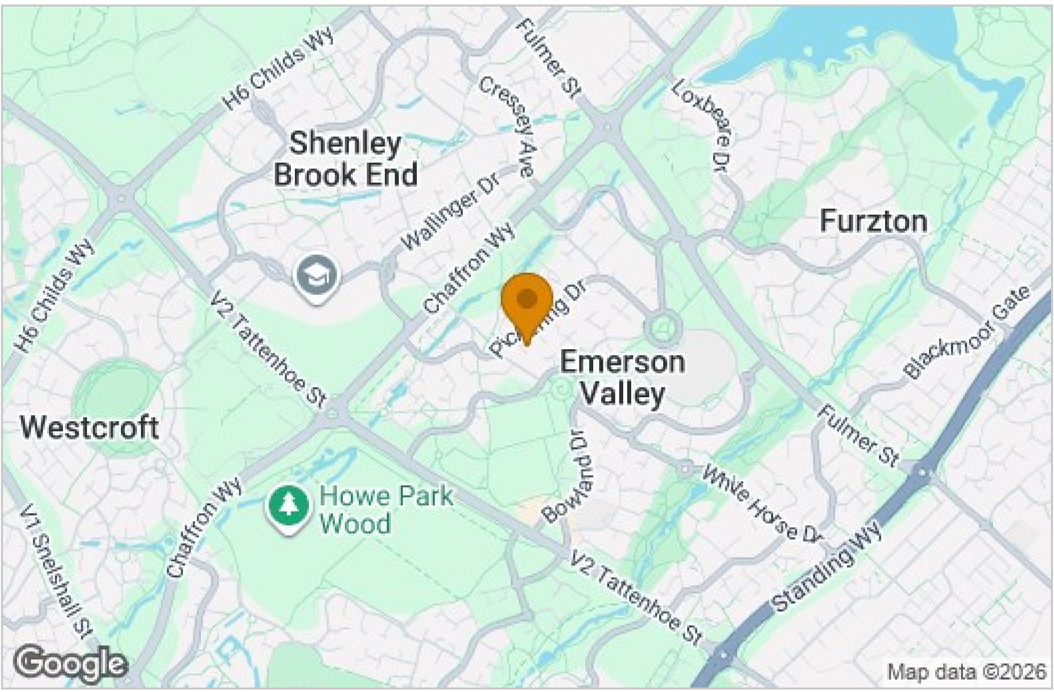
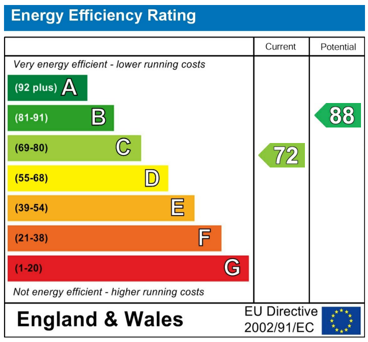
Area Map



Energy Efficiency Graph



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