



Cauldwell

PROPERTY SERVICES



75 Engaine Drive, Milton Keynes, MK5 6BB Offers Over £305,000

This well presented TWO/THREE-bedroom family home offers a perfect blend of modern comfort and traditional charm. As you enter, you're greeted by a spacious and inviting lounge, featuring a window and a door to the rear garden that flood the room with natural light, a refitted kitchen breakfast room, designed with both functionality and aesthetics in mind. It boasts a breakfast area, fitted oven and hob and a space for a fridge freezer. Upstairs you have two double bedrooms and a single bedroom/nursery.

Outside, the property is complemented by an enclosed rear garden, providing a lovely outdoor space for children or for hosting summer barbecues and allocated parking for two cars.

This property within the highly desirable area of Shenley Church End is within walking distance to shops and schools, offering some of the most sought after schools in Milton Keynes. Central Milton Keynes and the mainline train station is just a 5 minute drive away.

Energy Rating: C.
Council Tax Band B

ENTRANCE

Entrance through front door into entrance hall. Wood effect flooring. Double glazed window to the front. Stairs to first floor. Radiator. Doors to downstairs rooms.

KITCHEN/BREAKFAST ROOM

Kitchen fitted with a range of wall and base units. Work surfaces incorporating a double ceramic sink with stainless steel mixer tap. Integrated oven with gas hob and extractor over. Plumbing for washing machine and space for free standing fridge/ freezer. Splash back tiles. Breakfast bar. Radiator. Double glazed window to the front.

LIVING/DINING ROOM

Double glazed window to the rear. Wood effect flooring. Double glazed door to the rear. Radiator. Inset lights.

FIRST FLOOR LANDING

Doors to all rooms

BEDROOM ONE

Twin double glazed windows to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

STUDY/NURSERY

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Frosted double glazed window to front aspect. Three piece suite comprising paneled bath with a shower and a shower screen low level wc and a wash hand basin. Tiled splash back.

REAR GARDEN

An enclosed rear garden. Mainly laid to law. Flower and shrub borders. Shed.

COUNCIL TAX BAND

Council tax band B . Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

2. Vendor Approval

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

5. Anti Money Laundering Verification checks

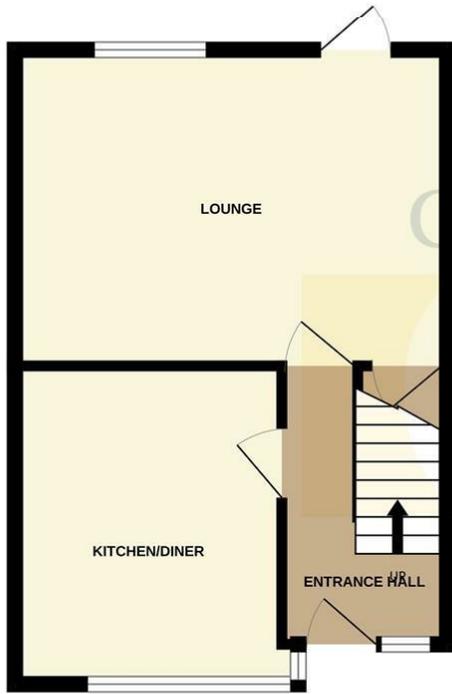
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

3. Mortgage

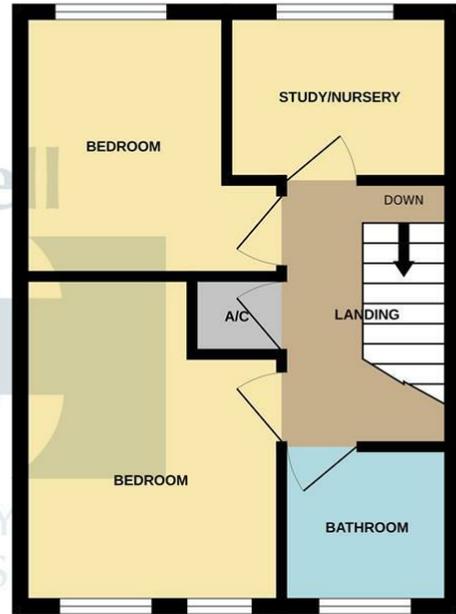
MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

Floor Plan

GROUND FLOOR

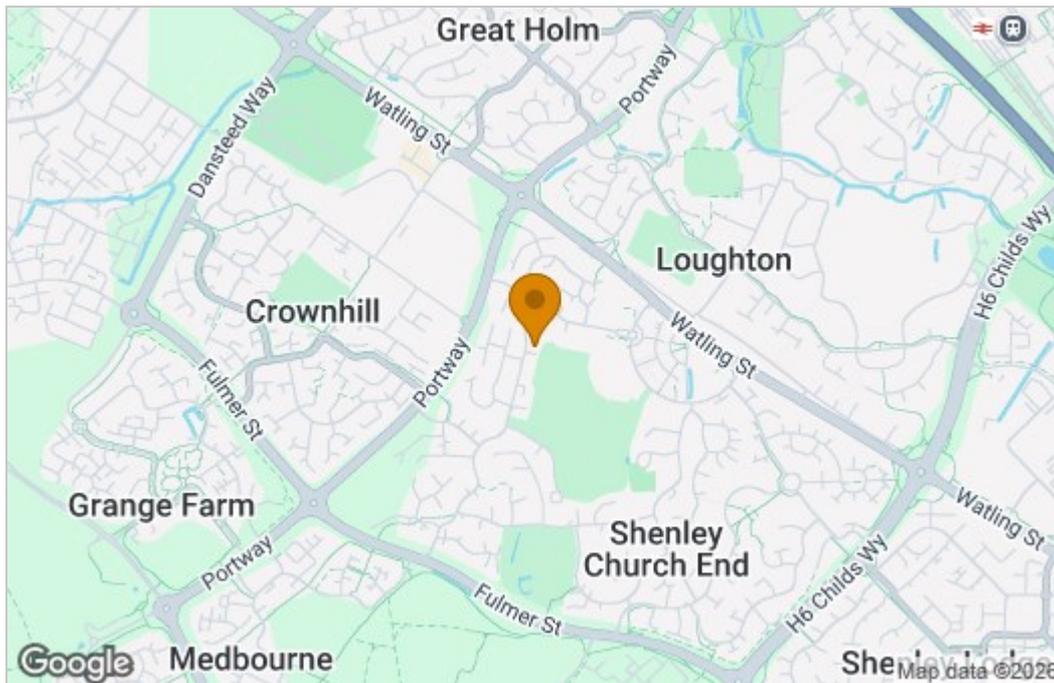


1ST FLOOR



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.