Cauldwell
PROPERTY SERVICES

15 Claridge Crescent, Milton Keynes, MK17 7EH

£360,000

Cauldwell are delighted to offer for sale this beautifully presented three bedroom semi-detached home, situated within the highly sought-after Eagle Farm South development. Built by Bloor Homes less than two years ago, this stylish property offers well-planned accommodation ideal for modern family living.

The accommodation briefly comprises an entrance hall, downstairs cloakroom, spacious living room and an impressive kitchen/dining room with French doors leading to the rear garden. The kitchen is complemented by a useful utility area, providing additional storage and space for appliances.

On the first floor there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom. The property also benefits from a boarded loft, offering excellent additional storage.

Outside, the property enjoys generous front and rear gardens, together with a driveway providing off-road parking for up to three vehicles and an EV charging point.

Eagle Farm South is one of Milton Keynes' most desirable modern developments, offering an excellent balance of green open spaces and everyday convenience. The property is within walking distance of Wavendon

ENTRANCE HALL
Entrance door. Stairs to first floor with concealed drawers. Skimmed ceiling. Door to living room. Radiator.

LIVING ROOM 11'9" x 13'9" (3.60 x 4.20)
Double glazed window to front. Radiator. Understairs storage cupboard. Door to kitchen/dining room.

KITCHEN/DINING ROOM 11'4" x 10'5" (3.47 x 3.18)
Fitted with a range of soft close wall and base units with worksurfaces incorporating a one and half bowl sink drainer and mixer tap. Built in oven, four ring hob and extractor. Built in dishwasher and frigde freezer. Extractor hood. Double glazed French doors to rear. Double glazed windows to side. Opening to utiliy area.

UTILITY AREA 5'6" x 3'5" (1.69 x 1.05)
Fitted with a range of wall and base units with roll top worksurfaces. Built in washing machine. Concealed wall mounted boiler. Skimmed ceiling. Door to cloakroom.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Radiator. Skimmed ceiling. Extractor.

FIRST FLOOR LANDING
Doors to upstairs rooms. Skimmed ceiling. Access to part boarded loft space. Storage cupboard.

BEDROOM ONE 11'1" x 8'5" (3.38 x 2.59)
Double glazed window to front. Radiator. Skimmed ceiling. Door to ensuite.

ENSUITE
Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Splash back tiling. Skimmed ceiling with inset lighting. Extractor. Radiator.

BEDROOM TWO 8'6" x 7'11" (2.60 x 2.42)
Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM THREE 6'4" x 7'5" (1.94 x 2.27)
Double glazed window to front. Radiator. Skimmed ceiling.

BATHROOM
Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Heated towel rail. Shaver point. Extractor. Skimmed ceiling. Frosted double glazed window to rear.

REAR GARDEN
Laid mainly to lawn with patio area and wooden fence surround. Gated side access. Outside tap and shed.

SIDE AREA
Hardstandig driveway with parking for several vehicles. EV charge point.

FRONT GARDEN
Laid to lawn with path to front . Flower and shrub borders. Storm porch.

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.

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.

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

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

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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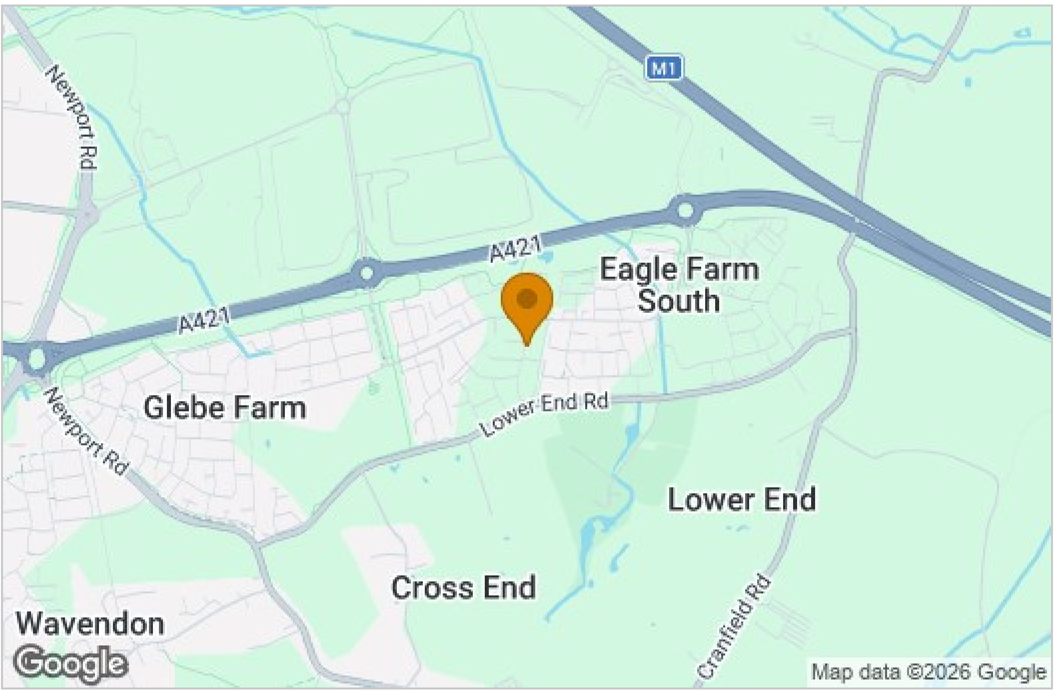
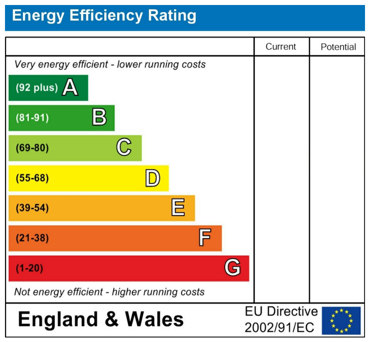
Area Map



Energy Efficiency Graph



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