



Cauldwell

PROPERTY SERVICES



50 Hartley, Milton Keynes, MK14 5BQ

£315,000

CAULDWELL are pleased to bring to the market this spacious family home located only a 3.5 mile drive to central Milton Keynes and the mainline train station. The property offers great sized rooms on both floors; there are three double bedrooms all with built in storage space, a fitted bathroom that includes a bath, separate shower cubicle and a separate wc, a dual aspect living room, a spacious L shaped modern kitchen dining room, a conservatory and a landscaped low maintenance rear garden. There is also a garage situated to the side in a bloc with off road parking in front of it.

Situated to the North east of Milton Keynes Great Linford was one of the first villages incorporated into the new town, although area has changed through the years, the historic core of the old village with its High Street and Manor Park has retained some of its old flavour and character. There are many open spaces including an orchard, playgrounds, playing fields and pavilion; the Grand Union Canal also runs at the edge of the development. The local amenities include two convenience shops, fish and chip shop, book shop and coffee shop. Great Linford Primary school is situated on the estate and is currently rated good by Ofsted.

Council tax band: B
Energy rating: D

ENTRANCE

Entrance through double glazed UPVC door, into entrance hall. Storage cupboard. Radiator.

LIVING ROOM 12'3" x 15'8" (3.74 x 4.79)

Maximum measurements. Double glazed window to the front. Double glazed French door and double glazed window to the rear. Radiator. Television and telephone point.

KITCHEN DINING ROOM 15'8" x 16'9" (4.78 x 5.12)

Double glazed windows to front and rear. Double glazed French doors leading to conservatory. Kitchen fitted with a range of wall and base units. Worksurfaces incorporating sink and drainer, double electric oven with electric hob with extractor over. Under cupboard lighting. Plumbing for dishwasher, plumbing for washing machine, and space for fridge freezer. Wall mounted boiler. Radiator.

CONSERVATORY 11'10" x 7'3" (3.62 x 2.22)

Double glazed French doors to the side. Brick based UPVC windows to the rear and side.

FIRST FLOOR LANDING

Double glazed window to the front. Access to part boarded loft space. Airing cupboard. Doors to all rooms.

FAMILY BATHROOM 8'3" x 5'6" (2.54 x 1.70)

Double glazed window to the front. Bath, Shower cubicle with mains shower. wash hand basin, heated towel rail.

CLOAKROOM

Double glazed window to the front. Low level wc,

BEDROOM ONE 9'11" x 14'4" (3.04 x 4.38)

Two double glazed windows to the rear. Two radiators. Built in wardrobes.

BEDROOM TWO 12'9" x 9'4" (3.89 x 2.87)

Double glazed window to the rear. Radiator, Built in wardrobe.

BEDROOM THREE 11'3" x 9'11" (3.44 x 3.04)

Double glazed window to the rear. Storage cupboard. Radiator.

REAR GARDEN

Artificial lawn, slate patio area, shingle stone beds and borders. Outside lighting. Gated access to rear.

GARAGE

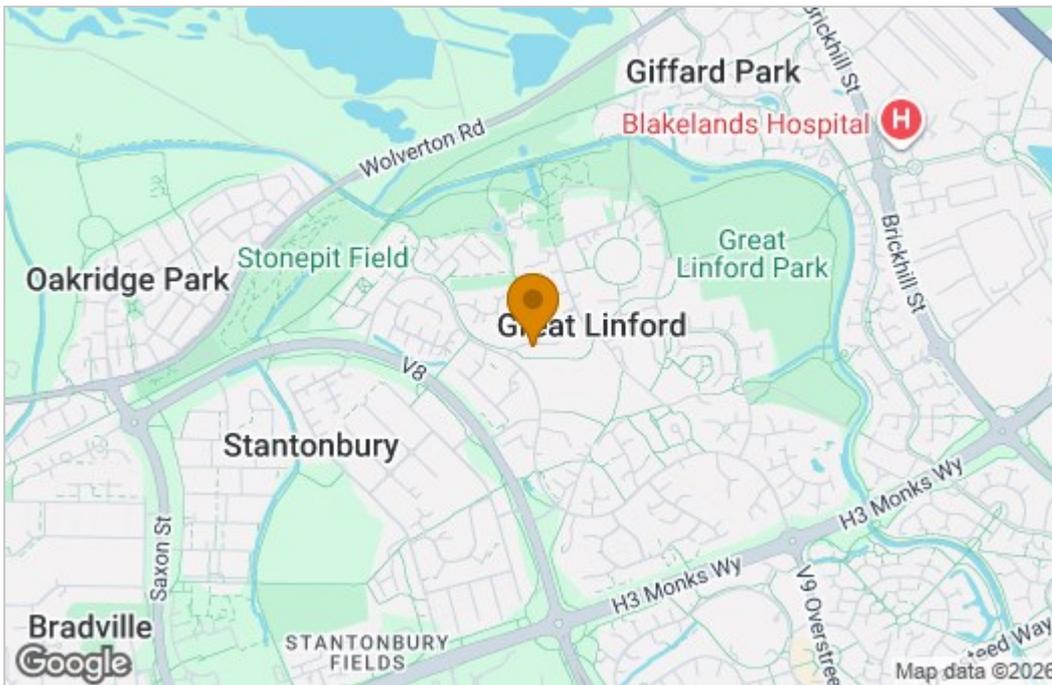
Garage on block to side of property with parking.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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