



Cauldwell

PROPERTY SERVICES



22 Westwood Close, Milton Keynes, MK8 9EE

£340,000

CAULDWELL PROPERTY SERVICES are delighted to offer for sale this extended three-bedroom home, situated in the highly sought-after area of Great Holm, Milton Keynes.

The property briefly comprises: newly built entrance porch, living room, and a recently refitted kitchen/dining room leading into a conservatory. The single-storey extension provides a ground floor bedroom and a modern separate shower room, ideal for guests or multigenerational living.

On the first floor there are two double bedrooms and a recently refitted family bathroom.

Externally, the property benefits from a block-paved driveway to the front providing off-road parking, and an enclosed rear garden offering a pleasant outdoor space.

Location – Great Holm

Great Holm is a well-established and popular area located to the west of Central Milton Keynes. It offers excellent access to Shenley Church End local centre, Lodge Lake, and a range of local schools and amenities.

ENTRANCE PORCH

Front entrance door. Door to living room.

LIVING ROOM 16'0" x 12'2" (4.90 x 3.73)

Double glazed window to front. Radiator. Stairs to first floor. Door to bedroom one and kitchen.

KITCHEN 12'2" x 8'9" (3.73 x 2.69)

Re-fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Built in oven, five ring gas hob and extractor hood. Washing machine and slim line dishwasher. Fridge freezer. Concealed wall mounted boiler. Splash back tiling. Feature radiator. Coving to skimmed ceiling. Inset lighting.

CONSERVATORY 9'10" x 8'2" (3.01 x 2.51)

Brick and UPVC double glazed construction. Double glazed door to rear garden. Power and lighting. Radiator. Tiled flooring

FIRST FLOOR LANDING

Doors to all rooms. Loft access.

BEDROOM ONE 12'2" x 8'10" (3.72 x 2.71)

Double glazed window to rear. Radiator.

ENSUITE

Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Tiled walls. Double glazed window to front. Skimmed ceiling. Extractor. Tiled flooring. Feature radiator.

BEDROOM TWO 8'10" x 7'9" (2.71 x 2.37)

Double glazed French doors to rear. Skimmed ceiling. Inset lighting. Radiator. Door to ensuite.

BEDROOM THREE 12'2" x 7'3" (3.72 x 2.22)

Two double glazed windows to front. Radiator

BATHROOM

Three piece suite comprising low level wc and wash hand basin with cupboard surround and with mixer tap, panelled bath with shower over. Store cupboard. Tiled walls. Frosted double glazed windows to side. Heated towel rail.

REAR GARDEN

Enclosed and laid mainly to lawn with patio area and wooden fence surround,.

FRONT GARDEN

Block paved driveway.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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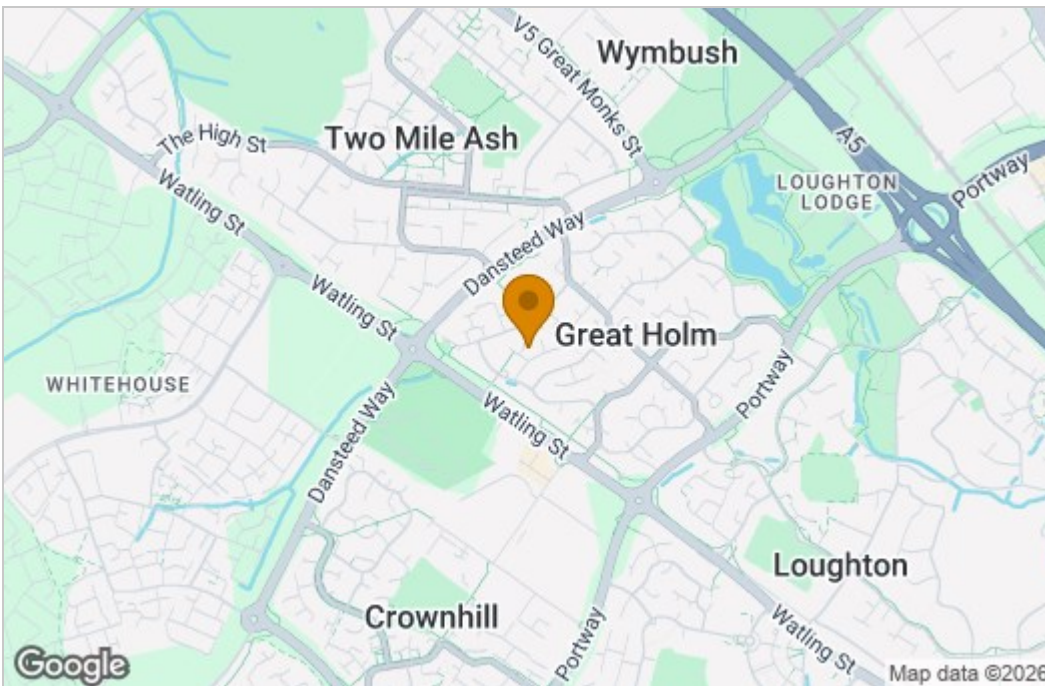
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Floor Plan



TOTAL FLOOR AREA : 624sq.ft. (58.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		70	
(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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