



Cauldwell

PROPERTY SERVICES



62 Summerhayes, Milton Keynes, MK14 5EX £525,000

CAULDWELL are delighted to offer for sale this stunning extended four-bedroom detached family home, situated within the highly desirable and established area of Great Linford, Milton Keynes.

Having been significantly improved by the current owners, the property offers spacious and versatile accommodation throughout, perfectly suited to modern family living.

The accommodation briefly comprises; welcoming entrance hall, refitted downstairs cloakroom, living room and a separate study, ideal for those working from home.

A particular feature of the property is the beautifully refitted galley-style kitchen/breakfast room which seamlessly opens into an extended dining room, creating a superb open-plan entertaining and family space with an abundance of natural light.

To the first floor there are four well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite shower room, together with a refitted family bathroom.

Externally the property enjoys a generous frontage providing ample off-road parking and access to a single garage. To the rear is a secluded garden offering an excellent degree of privacy and a wonderful space for

ENTRANCE HALL

Door to cloakroom. kitchen. living room and study. Understairs storage cupboard. Shoe cupboard. Radiator.

CLOAKROOM

Re-fitted two piece suite comprising low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to side.

KITCHEN 16'2" x 8'7" (4.94 x 2.62)

Fitted with a range of wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in double oven, four ring hob and extractor. Plumbing for washing machine and dishwasher. Space for fridge freezer. Splash back tiling. Under unit lighting. Double glazed window to side. Opening to dining room.

DINING ROOM 13'6" x 9'9" (4.13 x 2.99)

into extension

Dual aspect double glazed doors to rear and windows to side. Coving to skimmed ceiling Radiator.

LIVING ROOM 10'10" x 17'5" (3.32 x 5.32)

Sliding double glazed doors to rear. Radiator.

STUDY 10'0" x 9'10" (3.06 x 3.0)

Double glazed window to front. Radiator.

FIRST FLOOR LANDING

Doors to upstairs rooms. Access to loft with pull down ladder. Double glazed window to front. Storage cupboard.

BEDROOM ONE 13'3" x 9'9" (4.05 x 2.98)

Double glazed window to rear. Radiator. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Towel rail.

BEDROOM TWO 10'10" x 10'1" (3.31 x 3.09)

Double glazed window to front. Radiator.

BEDROOM THREE 9'8" x 8'2" (2.96 x 2.5)

Double glazed window to front, Radiator.

BEDROOM FOUR 9'5" x 6'11" (2.89 x 2.11)

Double glazed window to rear. Radiator.

BATHROOM

Re-fitted suite comprising panelled bath with shower over, low level wc and wash hand basin. Tiled walls and flooring. Heated towel rail. Frosted double glazed window to side. Skimmed ceiling

REAR GARDEN

Enclosed and laid mainly to lawn with patio area. Gated side access. Wooden fence surround.

FRONT GARDEN

Laid to lawn with hedgerow surround. Block paved driveway with parking for several vehicles leading to single garage.

SINGLE GARAGE

Up and over door. Power and light.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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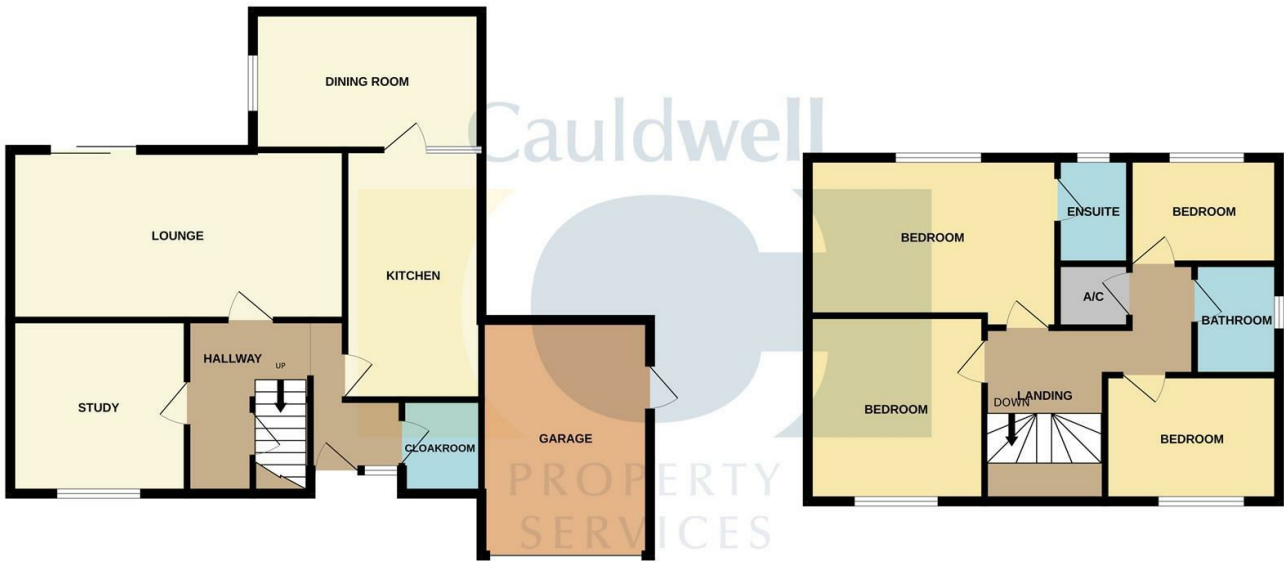
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

GROUND FLOOR

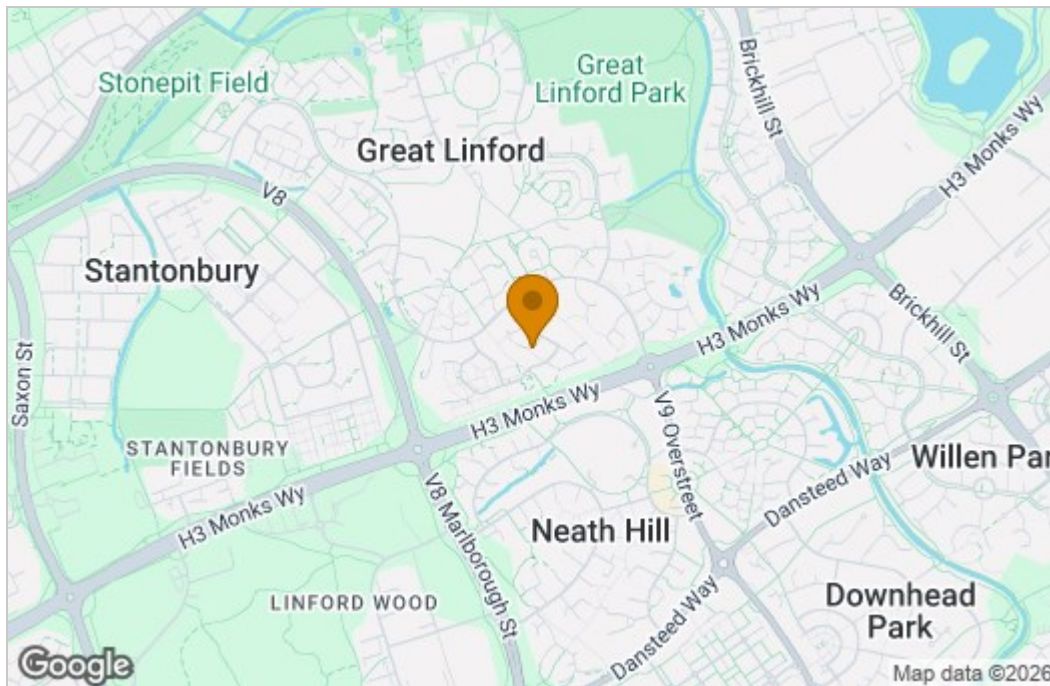
1ST FLOOR



TOTAL FLOOR AREA : 850sq.ft. (79.0 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		
(81-91)	B		
(69-80)	C		
(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	

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