



# Cauldwell

PROPERTY SERVICES



## 4 Manor Road, Milton Keynes, MK17 0AJ Offers Over £330,000

Occupying an enviable corner plot in the popular village of Newton Longville, just outside Milton Keynes, this three-bedroom semi-detached home offers generous accommodation, mature gardens, and excellent parking options — all with no onward chain.

The property enjoys an elevated position and features a bright, full-width living room, a fitted kitchen, a ground floor bathroom with separate WC, and a dining room extension to the rear providing additional family space. Upstairs, there are three well-proportioned bedrooms, including a spacious main bedroom that spans the full width of the house.

Set within established front, side, and rear gardens, the corner plot provides plenty of outdoor space and privacy. Due to the position of the garden it does offer seclusion from other properties. To the rear, there is a garage and driveway parking, with double gates opening into the garden to allow additional off-road parking if required.

While the property would benefit from some modernisation in parts, it is generally well-presented and ready to move straight into — offering excellent potential for buyers looking to make a home their own in a well-connected village location.

Council tax band C. Energy rating C.

## **ENTRANCE HALL**

Double glazed obscure door and window to side. Stairs to first floor landing.

## **LIVING ROOM 17'0" x 10'11" (5.19 x 3.33)**

Double glazed window to front. Radiator. Television and telephone point. Electric fireplace.

## **KITCHEN 8'10" x 12'4" max (2.71 x 3.78 max)**

Fitted wall and base units with worksurfaces incorporating sink drainer. Electric oven and hob with extractor over. Integral fridge. Plumbing for washing machine. Understairs storage cupboard. Radiator. Double glazed patio door to rear.

## **DINING ROOM 11'7" x 9'7" (3.54 x 2.93)**

Double glazed windows to rear and side. UPVC double glazed doors to side.

## **BATHROOM**

Double glazed obscure window to rear. Three piece suite comprising bath with shower over, wash hand basin and close coupled wc. Radiator.

## **SEPARATE WC**

Double glazed obscure window to rear. Low level wc. Radiator.

## **FIRST FLOOR LANDING**

Stairs from entrance hall. Radiator.

## **BEDROOM ONE 17'0" x 11'2" (5.20 x 3.42)**

Double glazed window to front. Radiator.

## **BEDROOM TWO 12'5" x 7'4" (3.81 x 2.24)**

Double glazed window to side. Radiator. Cupboard and storage units. Access to part boarded loft space housing combination boiler

## **BEDROOM THREE 9'6" x 6'7" (2.91 x 2.02)**

## **FRONT GARDEN**

Mainly laid to lawn with mature flower beds and borders with small paved area. Gated access to rear.

## **REAR GARDEN**

Paved patio and hardstanding. Lawn area with raised beds. Double gates to rear. Personal door to garage.

## **GARAGE**

Up and over door to front. Personal door to garden. Off road parking to front.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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# Floor Plan



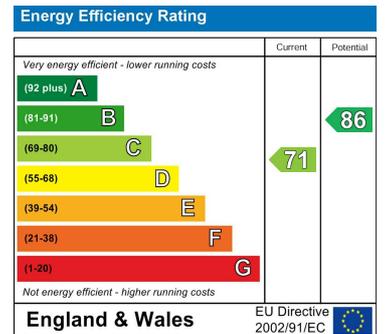
TOTAL FLOOR AREA : 936sq.ft. (87.0 sq.m.) approx.

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



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