Cauldwell

PROPERTY SERVICES









47 Longhedge, Milton Keynes, MK7 8LB

Offers Over £310,000

Situated in a highly sought-after location within South East Milton Keynes, just a short walk from the picturesque Caldecotte Lake, this exceptionally well-presented three-bedroom home is an ideal purchase for first-time buyers and young families alike.

The property enjoys excellent connectivity, with convenient access to major motorway links, two mainline railway stations, local employment centres, shopping facilities, and an abundance of nearby parks and leisure amenities.

The accommodation is thoughtfully arranged and comprises an entrance hall, cloakroom, fitted kitchen, and a spacious living/dining room extending across the rear of the property, providing an ideal space for both everyday family life and entertaining. To the first floor are three well-proportioned bedrooms, served by a modern fitted family bathroom.

Externally, the property benefits from attractive front and rear gardens, together with off-road parking conveniently located immediately to the front of the home.
Offering a superb combination of presentation, location, and practicality, this is a fantastic opportunity to acquire a move-in-ready home in one of Milton Keynes' most desirable residential areas.

Energy rating: C
Council tax band: C

ENTRANCE HALL
Composite double glazed door to front. Stairs to first floor landing. Radiator. Door to kitchen, living/dining room and cloakroom

KITCHEN 7'8" x 7'7" (2.36 x 2.33)
Double glazed window to front. Fitted range of wall and base units with worksurfaces with stainless steel sink drainer inset. Electric oven and hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Radiator. Wall mounted combination boiler.

LIVING/DINING ROOM 15'2" x 14'7" max (4.63 x 4.45 max)
Double glazed window and door to rear. Television point. Telephone point. Understairs storage cupboard. Radiator.

CLOAKROOM
Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin. Radiator.

FIRST FLOOR LANDING
Stairs from entrance hall. Access to part boarded loft space. Storage cupboard.

BEDROOM ONE 11'8" x 8'7" (3.56 x 2.64)
Double glazed window to rear. Radiator. Built in double wardrobe.

BEDROOM TWO 12'0" x 8'7" (3.67 x 2.64)
Double glazed window to front. Radiator. Internet connection point.

BEDROOM THREE 8'3" x 5'9" (2.54 x 1.76)
Double glazed window to rear. Radiator

BATHROOM
Double glazed obscure window to front. Three piece suite comprising bath with mixer tap, electric shower and screen, wash hand basin and close coupled wc. Radiator. Tiled flooring. Extractor fan.

FRONT GARDEN
Mainly laid to shingle stone. Small timber storage shed. Flower beds.

REAR GARDEN
Mainly laid to lawn with paved area and small hedge. Gated access to rear.

PARKING
Allocated parking for one vehicle.

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.

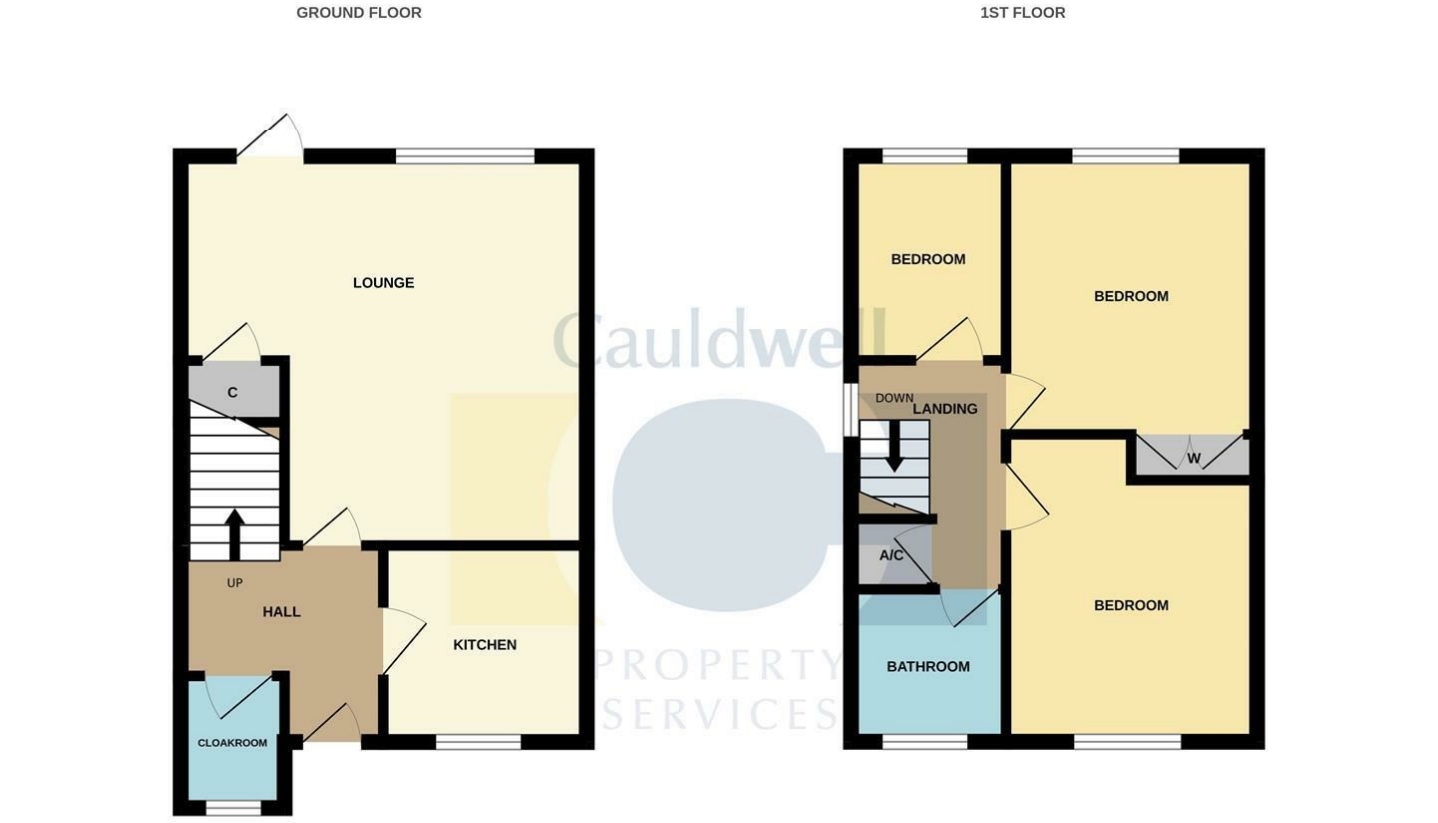
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 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.

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Floor Plan



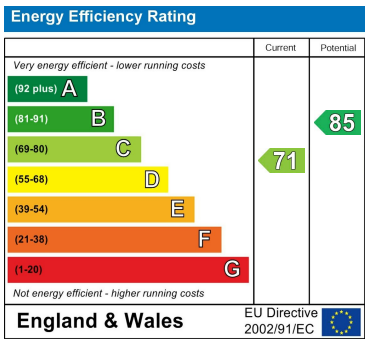
TOTAL FLOOR AREA : 732sq.ft. (68.0 sq.m.) approx.

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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