



Cauldwell

PROPERTY SERVICES



52 London Road, Milton Keynes, MK5 8AQ

£369,995

This well presented property offers excellent potential and benefits from an integral garage, which could be converted subject to the relevant permissions, a generous established south-facing rear garden, driveway parking for two vehicles and double glazing throughout.

The accommodation briefly comprises; entrance hall, fitted kitchen, dining area and a spacious 17'10 x 13'8 lounge overlooking the rear garden. To the first floor there are three well-proportioned bedrooms and a re-fitted family bathroom with shower.

Loughton remains one of Milton Keynes' most desirable locations, offering picturesque walks through Loughton Valley Park, excellent schooling and superb commuter links, with Central Milton Keynes and the train station providing fast access into London Euston.

ENTRANCE

Entrance through front door into entrance hall. Door to kitchen/dining room.

KITCHEN DINING AREA 9'3" x 6'0" (2.84 x 1.83)

Double glazed window to front aspect. Fitted with a range of wall and base units with worksurface incorporating ceramic sink unit with mixer tap. Ceramic hob. Plumbing for washing machine and dishwasher. Tiled. Leading to dining area.

DINING AREA 10'5" x 9'10" (3.18 x 3.00)

Wall mounted heater. Door to living room.

LIVING ROOM 17'10" x 13'8" (5.44 x 4.17)

Double glazed window to rear aspect. Door to rear garden. Stairs to first floor. Feature fireplace. Wall mounted heater. Television point.

FIRST FLOOR LANDING

Wall mounted heater. Storage cupboard. Double glazed window to front aspect. Airing cupboard. Door to all rooms.

BEDROOM ONE 10'9" x 10'2" (3.30 x 3.12)

Double glazed window to rear aspect. Wall mounted heater.

BEDROOM TWO 11'5" x 6'9" (3.48 x 2.08)

Double glazed window to rear aspect.

BEDROOM THREE 9'1" x 6'9" (2.77 x 2.08)

Double glazed window to front aspect.

BATHROOM

Frosted double glazed window to front aspect. Three piece suite comprising panelled bath with wall mounted shower, wc and wash hand basin.

FRONT GARDEN

Block paved hardstanding double width drive.

REAR GARDEN

A generous size southerly facing rear garden. Approx 95 foot to rear. Laid mainly to lawn with patio area. Flower and shrub borders.

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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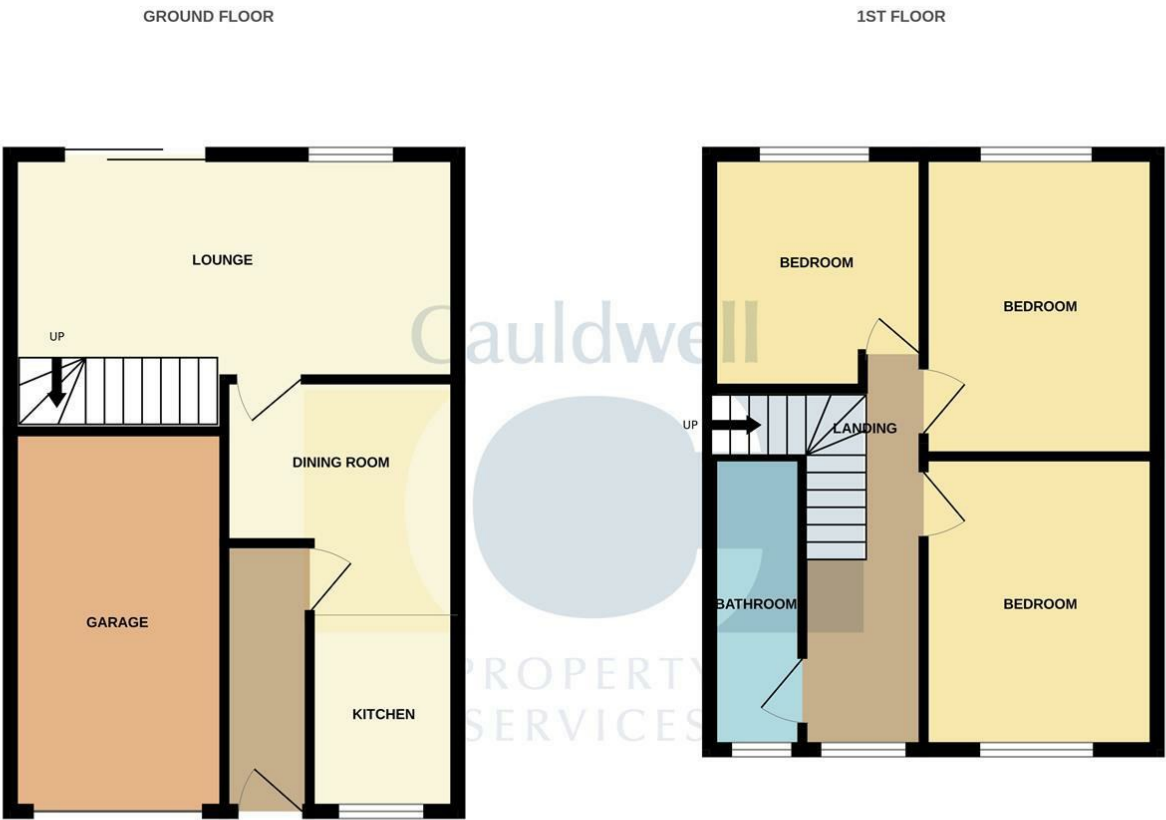
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Floor Plan

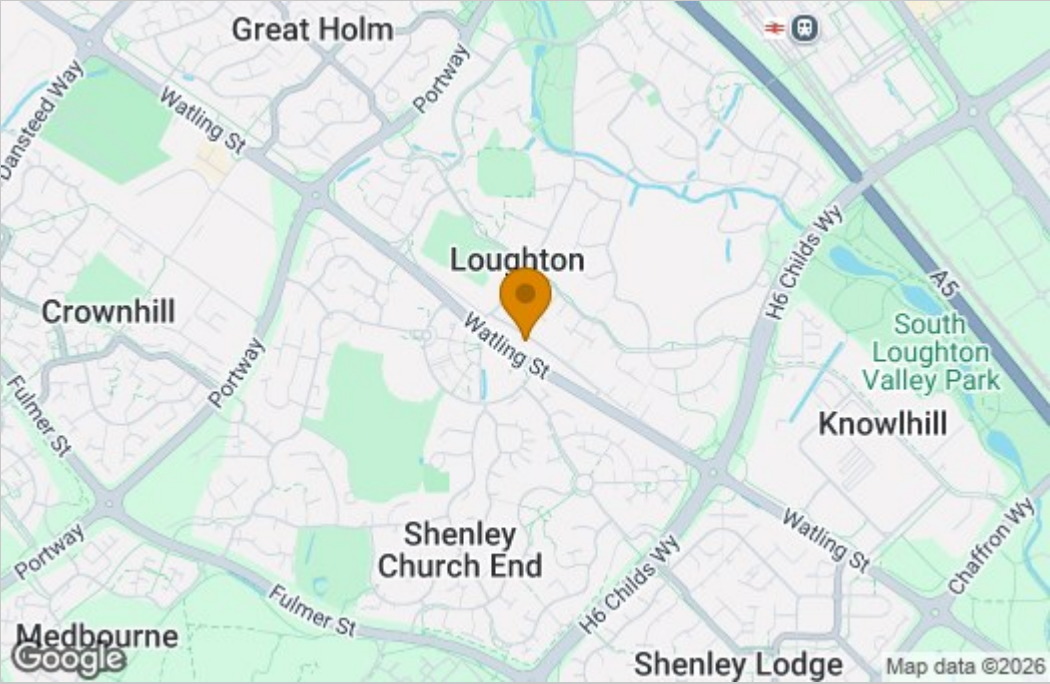


TOTAL FLOOR AREA : 797sq.ft. (74.0 sq.m.) approx.

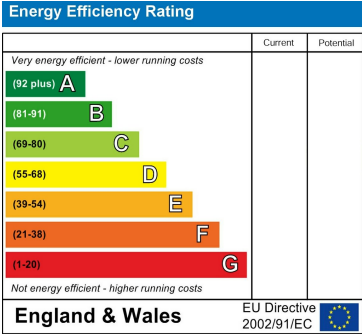
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Area Map



Energy Efficiency Graph



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