



46 Cardno Avenue, Milton Keynes, MK17 7DY
£1,800

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Nestled in the desirable area of Eagle Farm South, Milton Keynes, this modern semi-detached house on Cardno Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families seeking both space and privacy.

The heart of the home is the inviting kitchen dining room, which provides an excellent space for family meals and entertaining guests. The layout is designed to maximise light and flow, creating a warm and welcoming atmosphere throughout. Additionally, the property boasts a separate reception room, perfect for relaxation or as a play area for children.

With two bathrooms, morning routines will be a breeze, ensuring that everyone has ample space to prepare for the day ahead. The property also features off-road parking for two vehicles, a valuable asset in this sought-after location.

Lounge

15'7" x 10'9" (4.75 x 3.3)

Windows to front and side. Wood effect flooring

Cloackroom

Kitchen / Dining Room

15'7" x 9'2" (4.75 x 2.80)

Integrated washing machine, dishwasher & Fridge Freezer.

French doors to rear garden

Bedroom One

9'2" x 9'2" (2.8 x 2.8)

Wood effect flooring, built in wardrobes, door to en-suite

En-suite

Bedroom Two

10'9" x 8'8" (3.3 x 2.65)

Windows to front & side. Wood effect flooring

Bedroom Three

10'7" x 6'8" (3.25 x 2.05)

Window to side, wood effect flooring

Rear Garden

Directions

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		
<small>Not energy efficient - higher running costs</small>		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
(69-80) C		
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