Cauldwell

PROPERTY SERVICES









19 Leys Road, Milton Keynes, MK5 8AZ

£475,000

A four-bedroom chalet-style semi-detached home, occupying an enviable position opposite open fields, whilst remaining within walking distance of Milton Keynes city centre and the mainline train station, in the historic and highly regarded settlement of Loughton.

Offered to the market with no onward chain, this versatile family home provides a generous amount of accommodation arranged over two floors, together with a vast amount of off-road parking to the front and an enclosed rear garden with substantial space to the side.

The property currently provides two bedrooms on the first floor, both positioned off a large landing area. This spacious layout offers excellent potential for remodelling, with an additional storeroom that could potentially be converted to create a bathroom or en suite, subject to the necessary permissions.

On the ground floor, an entrance hall provides access to the living room, which leads through to a modern refitted kitchen, along with a modern fitted bathroom and two further bedrooms. This provides four bedrooms in total, offering a flexible layout that could suit a wide range of buyers and family requirements.

ENTRANCE
Entrance through front door into entrance hall. Airing cupboard. Additional storage cupboard. Stairs to first floor. Double glazed window to the front. Radiator.

KITCHEN 12'7" x 12'6" (3.85 x 3.83)
Maximum measurements. Double glazed window to the side. Double glazed door to the side. Kitchen fitted with a range of wall and base units. Work surfaces incorporating a stainless steel sink and drainer with mixer tap. Electric oven with gas hob and extractor over. Plumbing for washing machine, space for fridge freezer and space for tumble dryer. Larder style pantry cupboard. Additional built in storage cupboard.

LIVING/DINING ROOM 16'11" x 10'10" (5.16 x 3.31)
Double glazed window to the front. Open fireplace and surround. Radiator.

BEDROOM ONE 12'0" x 10'11" (3.68 x 3.33)
Double glazed window to the rear. Under stair storage cupboard. Radiator.

BEDROOM TWO 12'2" x 8'11" (3.73 x 2.72)
Double glazed window to the rear. Radiator.

BATHROOM
Frosted double glazed window to the side. Bath with mixer tap and shower over. Low level wc, wash hand basin. Radiator.

FIRST FLOOR LANDING 20'4" x 13'1" (6.21 x 4.0)
Maximum measurements. Sliding door into open plan landing space. Two double glazed Velux windows to the front. Eves storage space. Two built in storage cupboards. Doorway to storage room.

STORAGE ROOM 8'6" x 7'11" (2.61 x 2.43)
Replacement central heating boiler.

BEDROOM THREE 11'8" x 9'9" (3.57 x 2.98)
Double glazed window to the rear. Radiator.

BEDROOM FOUR 6'11" x 11'8" (2.13 x 3.56)
Maximum measurements into recess. Double glazed window to the rear. Radiator.

FRONT
Mature hedging. Shingle stone driveway parking for several vehicles. Double gates leading to side.

REAR GARDEN
In progress. Laid to lawn. Shingle stone are to side. Raised railway sleeper borders. Paved Patio area. Gated to front. Double gate. Security lighting.

All measurements are approximate. 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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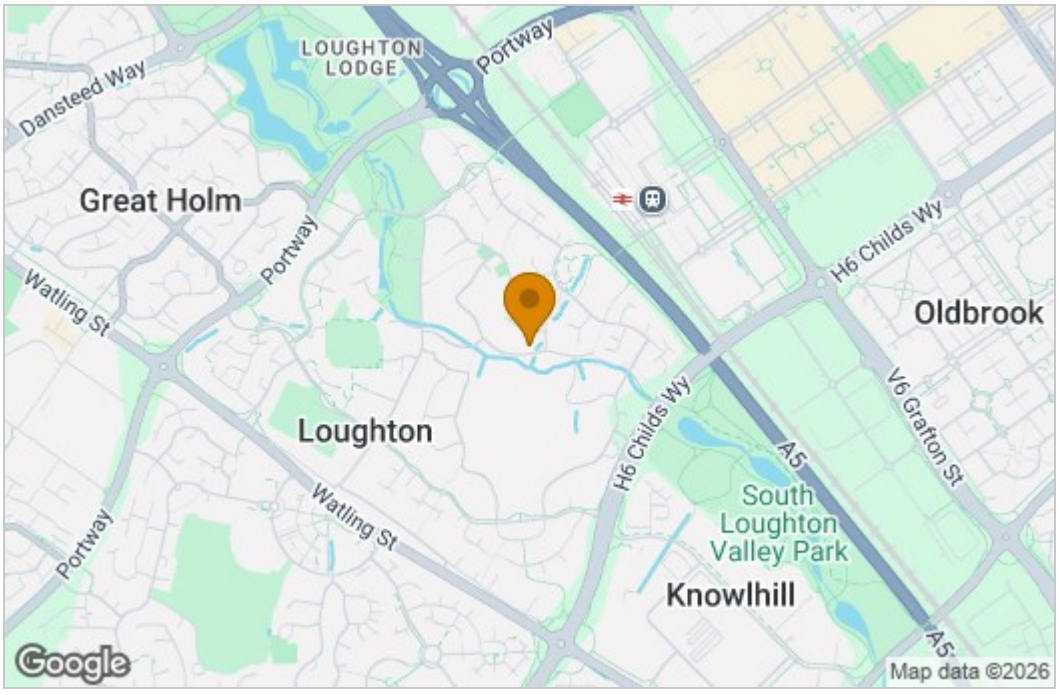
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Floor Plan

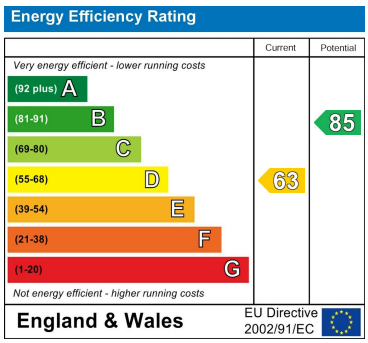


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Area Map



Energy Efficiency Graph



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