



# Cauldwell

PROPERTY SERVICES



## 43 Haven Street, Milton Keynes, MK10 7AQ

**£415,000**

This very well-presented three-storey family home is ideally situated in the popular and well-connected area of Broughton, Milton Keynes. Offering generous accommodation and stylish décor throughout, the property is perfect for modern family living.

Across the upper two floors are four impressive double bedrooms, including a luxurious main bedroom featuring a walk-through dressing area and a private en-suite shower room. A contemporary family bathroom serves the remaining three bedrooms, all finished to a high standard.

The ground floor offers a welcoming entrance hall with cloakroom and storage cupboard, leading to a front-facing fitted kitchen complete with integrated white goods. To the rear, a spacious living and dining room with stylish part-panelled walls provides the perfect space for family gatherings and entertaining, with doors opening out to the rear garden.

The property has been tastefully updated in recent years, boasting fresh décor throughout and a range of thoughtful features including low-maintenance front and rear gardens, a striking full-height feature window on the top floor, and a garage with two additional parking spaces to the rear.

## **ENTRANCE HALL**

Double glazed composite door to front. Radiator. Stairs to first floor landing. Storage cupboard.

## **CLOAKROOM**

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

## **KITCHEN 11'11" x 7'2" (3.65 x 2.2)**

Double glazed window to front. Fitted wall and base units with worksurfaces. One and half bowl sink drainer. Electric oven and grill with four ring hob and extractor hood. Space for fridge freezer. Plumbing for washing machine. Wall mounted combination boiler. Integral dishwasher. Under cupboard lighting. Tiled flooring.

## **LIVING/DINING ROOM 15'5" x 13'11" (4.71 x 4.26)**

Double glazed French doors and windows to rear with fitted blinds. Television and internet point including fibre broadband. Radiator Understairs storage cupboard. Part panelled walls.

## **FIRST FLOOR LANDING**

Stairs from entrance hall and stairs to second floor landing. Radiator. Airing cupboard.

## **BEDROOM TWO 14'0" x 9'6" (4.29 x 2.91)**

Double glazed window to rear. Radiator. Double wardrobe.

## **BEDROOM THREE 14'0" x 11'3" max into recess (4.29 x 3.45 max into recess)**

Two double glazed windows to front. Radiator.

## **BEDROOM FOUR 14'1" x 7'10" (4.30 x 2.39)**

Double glazed full height feature window to front. Radiator.

## **BATHROOM**

Three piece suite comprising bath with mixer tap and shower over, low level wc and wash hand basin. Shaver point. Radiator. Extractor fan. Part tiled walls and tiled flooring.

## **SECOND FLOOR LANDING**

Stairs from first floor. Radiator.

## **BEDROOM ONE 14'0" x 9'5" (4.29 x 2.89 )**

Double glazed window to rear. Radiator. Television point. Part panelled walls. Arch to dressing area.

## **DRESSING ROOM 6'8" x 4'2" (2.04 x 1.28)**

Access to loft space. Space for wardrobes. Door to ensuite.

## **ENSUITE**

Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Shaver point. Part tiled walls. Tiled flooring.

## **FRONT GARDEN**

Paved and shingle stone garden.

## **REAR GARDEN**

Large decking area. Outside power. Artificial lawn. Gated access to rear leading to parking area.

## **GARAGE**

Up and over door and parking to front with additional parking behind house.

## **CHARGE FOR PARKING AND COMMUNAL AREA**

Management charge of Approx. £368 per annum - please check with solicitors for up to date information before proceeding to purchase.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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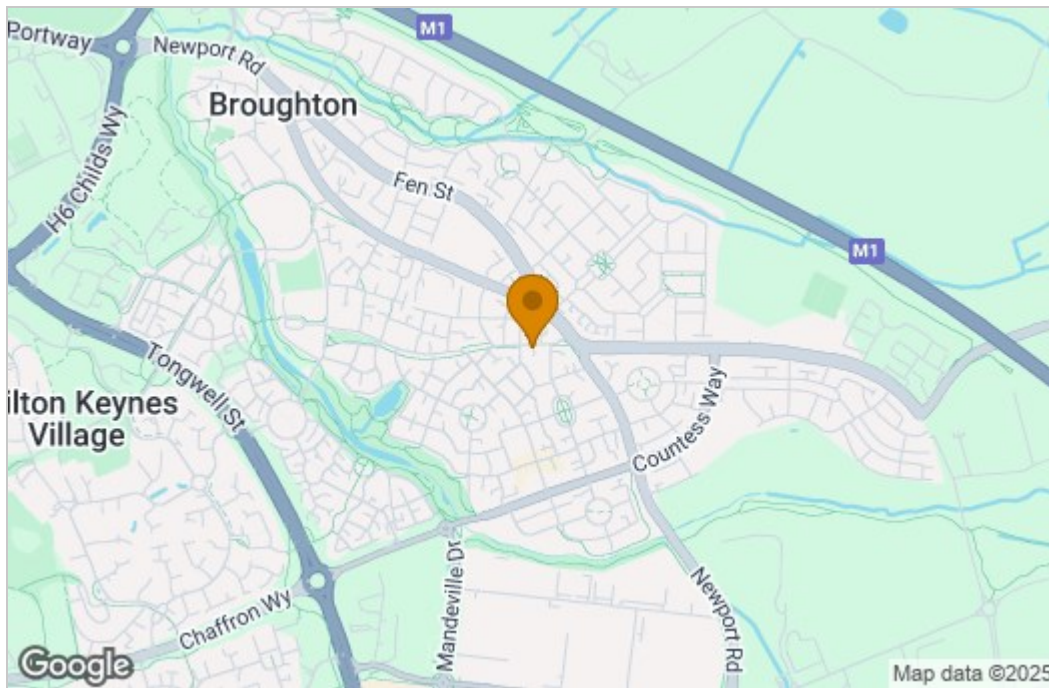
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# Floor Plan



TOTAL FLOOR AREA : 1173sq.ft. (109.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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