



Cauldwell

PROPERTY SERVICES



44 Baccara Grove, Milton Keynes, MK2 3AT £380,000

CAULDWELL are delighted to offer this EXTENDED spacious family home, occupying a generous plot in this sought after area close to all the excellent transport links, schools and shops. This extended home has scope to be extended even more, and currently offers a large L shaped living & dining room, a spacious extended kitchen breakfast room, a conservatory, three first floor bedrooms a large rear garden and an integral garage with ample driveway parking in front.

Bletchley is located to the south of Milton Keynes and home to Bletchley Park which was instrumental in bring WW2 to an end. There is a traditional high street, along with several large supermarkets, restaurants and traditional pubs. The railway station is just 1.2 miles from the property and the fastest train into London Euston is 37 minutes. As well as benefitting from the amenities of the town, Milton Keynes Railway Station and Shopping Centre are located within 4 miles of the home. Schooling within the area is also popular, Abbeys Primary and Lord Grey Secondary are both within catchment and have been rated Good by Ofsted

ENTRANCE PORCH

Double glazed door and window to front. Storage cupboard. Door to entrance hall

ENTRANCE HALL

Radiator. Stairs to first floor landing. Door to living room/dining room.

LIVING ROOM/DINING ROOM 13'5" max x 26'11" max into window (4.11 max x 8.21 max into window)

'L' shaped room

Double glazed bow window to front. Double glazed patio doors to rear. Feature fireplace. Two radiators.

GARDEN ROOM 16'4",72'2" x 9'1" (5.,22 x 2.78)

Double glazed windows to rear and side. Double glazed patio doors to rear. Radiator. Electric fireplace.

KITCHEN/BREAKFAST ROOM 16'8" x 9'6" (5.09 x 2.92)

Double glazed window and door to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half sink drainer unit. Electric oven. Space for fridge freezer, plumbing for washing machine and tumble dryer. Breakfast bar seating area. Radiator. Understairs storage cupboard. Door to integral garage.

FIRST FLOOR LANDING

Double glazed window to side. Loft access. Airing cupboard housing boiler and hot water cylinder.

BEDROOM ONE 10'0" x 11'0" (3.07 x 3.36)

Double glazed window to front. Radiator.

BEDROOM TWO 10'0" x 8'11" (3.06 x 2.73)

Double glazed window to rear. Radiator. Built in wardrobes.

BEDROOM THREE 7'8" x 6'2" (2.36 x 1.9)

Double glazed window to front. Radiator.

BATHROOM

Double glazed window to rear. Three piece suite comprising bath with electric shower over, low level wc and wash hand basin. Radiator.

INTEGRAL GARAGE 16'4" x 8'3" (4.99 x 2.54)

Power and lighting. Electric roller door to front.

FRONT GARDEN

Block paved driveway parking for 2/3 cars. Ornamental stone area.

REAR GARDEN

Laid to lawn with covered patio area and further patio area. Flowers, beds and borders to side. Composite shed. A selection of small trees and foliage.

COUNCIL TAX BAND

Council tax band C. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

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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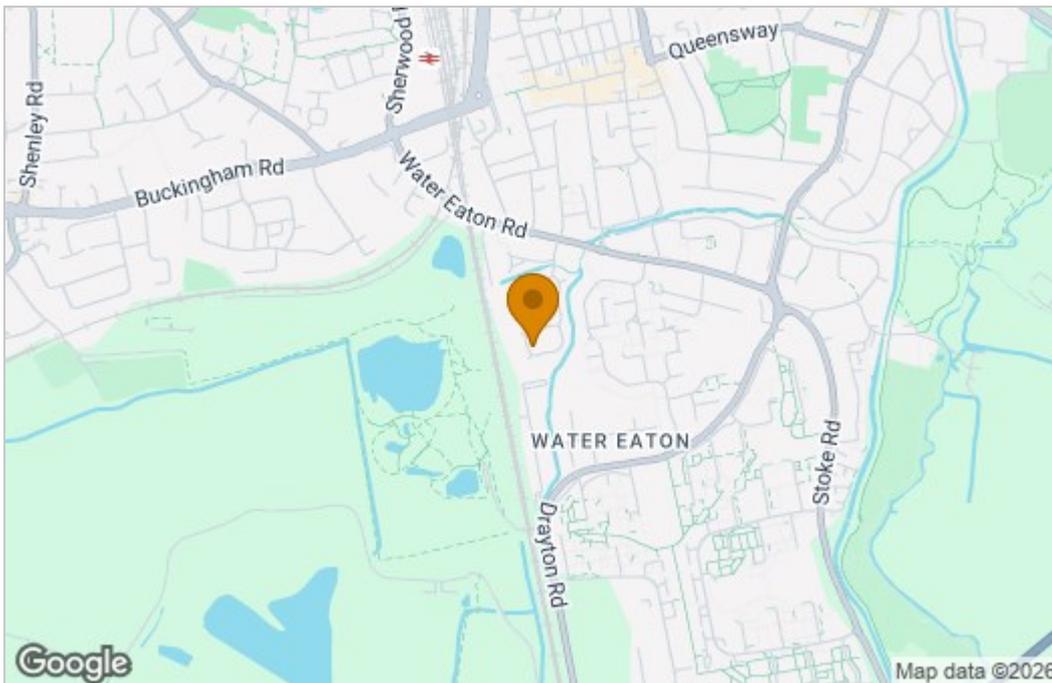
Floor Plan



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 |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 75 |
| (55-68) D | | | |
| (39-54) E | | 47 | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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