

Cauldwell

PROPERTY SERVICES



61 Leaffield Rise, Milton Keynes, MK8 8BX

£440,000

Welcome to this delightful three-bedroom detached property, perfectly positioned in the sought-after area of Two Mile Ash. This spacious family home offers a wonderful blend of comfort and convenience, ideal for modern living.

Upon entering, you are greeted by a welcoming entrance hall leading to a downstairs cloakroom. The ground floor features a bright and airy lounge, a dining room with patio doors that open into a charming conservatory, and a well-equipped kitchen with an adjoining utility room.

Upstairs, the property boasts a master bedroom complete with a two-piece en suite, two further generously-sized bedrooms, and a family bathroom.

Externally, the home offers a driveway, a garage, and a generously-sized rear garden, providing ample space for outdoor entertaining or simply relaxing.

This property is an excellent opportunity for families or those seeking a comfortable and spacious home in a desirable location. Don't miss out—schedule your viewing today!

Energy Rating C. Council Tax band: D

ENTRANCE HALL

Doors to lounge/diner and cloakroom, Storage cupboard. Laminate flooring.

CLOAKROOM

Double glazed window to side. Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Laminate flooring. Radiator.

LOUNGE/DINER 6'11" x 3'8" (2.13 x 1.12)

Double glazed window to front. Double glazed patio doors to conservatory. Door to kitchen. Gas fire point. Telephone point Stairs to first floor. Two radiators.

KITCHEN 9'10" x 7'10" (3.0 x 2.4)

(in process of being re-fitted)Double glazed window to rear. Door to conservatory.

UTILITY ROOM 6'6" x 3'3" (2.0 x 1.0)

(in process of being re-fitted)

CONSERVATORY 15'8" x 9'6" (4.8 x 2.9)

Double glazed windows to rear and side. Double glazed doors to rear garden. Tiled flooring.

FIRST FLOOR LANDING

Double glazed window to side. Doors to bedrooms and bathroom. Loft access.

BEDROOM ONE 12'1" x 9'10" (3.7 x 3.0)

Double glazed window to rear. Radiator. Door to ensuite.

ENSUITE

Double glazed window to rear. Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Part tiled walls.

BEDROOM TWO 10'5" x 9'10" (3.2 x 3.0)

Double glazed window to front. Radiator.

BEDROOM THREE 9'2" x 7'6" (2.8 x 2.3)

Double glazed window to front. Radiator.

BATHROOM

Double glazed window to rear. Three piece suite comprising shower over bath, low level wc and wash hand basin. Heated towel rail. Skimmed ceiling. Inset lights.

REAR GARDEN

Enclosed rear garden, laid to lawn with patio area. Wooden fence surround. Gated side access. Door to garage.

FRONT GARDEN

Block paved driveway providing off road parking for up to three vehicles.

SINGLE GARAGE

Up and over door. Power and light.

All measurements are approximate. The mention of

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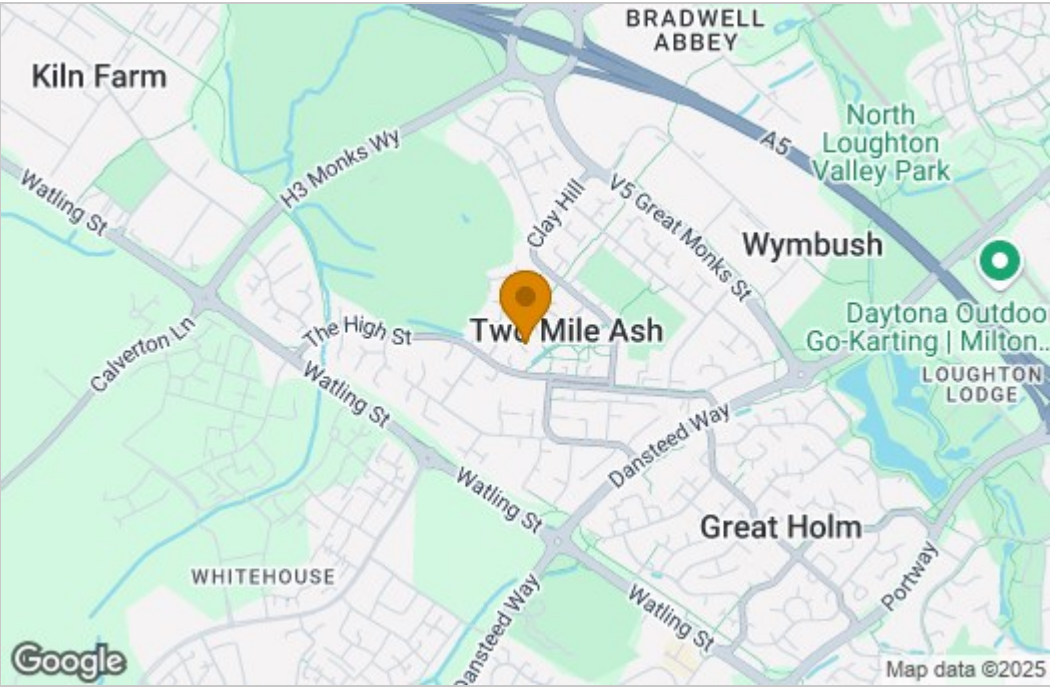
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Floor Plan

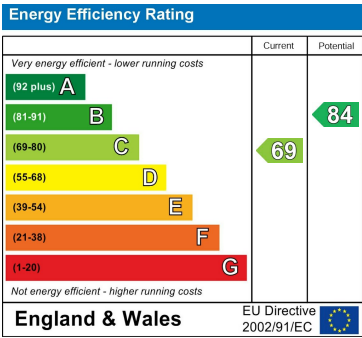


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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