



# Cauldwell

PROPERTY SERVICES



## 51 Bantock Close, Milton Keynes, MK7 8DS

**£267,500**

CAULDWELL are pleased to offer for sale this well presented TWO BEDROOM home, situated within the popular Browns Wood area of Milton Keynes.

The accommodation briefly comprises; entrance hall, lounge and a kitchen/dining room to the rear, offering a great space for both everyday living and entertaining.

To the first floor, there are TWO BEDROOMS and a family bathroom.

Outside, the property benefits from both front and rear gardens, with the rear offering a private and enclosed space. To the front, there is a shared driveway parking for at least TWO VEHICLES.

Browns Wood is a well-established and sought-after residential area, popular with both first-time buyers and families alike. The area benefits from a range of local amenities including shops, schools and parks, whilst being within easy reach of Kingston District Centre, offering Tesco Extra, restaurants and additional retail facilities.

The location also provides excellent access to scenic outdoor spaces, including nearby woodland walks and parkland, ideal for leisure and recreation.

## **ENTRANCE**

Entrance through front door into entrance hall. Stairs to first floor. Door to living room. Radiator.

## **LIVING ROOM 16'6" x 11'10" (5.04 x 3.62)**

Measured into under stair recess. Double glazed window to the front. Radiator. Door through to kitchen dining room.

## **KITCHEN/DINING ROOM 8'0" x 11'10" (2.46 x 3.61)**

Kitchen fitted with a range of wall and base units, Worksurfaces incorporating a sink and drainer with mixer tap. Built in double oven, four ring hob. Space for fridge freezer. Plumbing for washing machine, wall mounted boiler. Double glazed window to the rear. Splash back tiles. Double glazed door to the rear. Radiator.

## **FIRST FLOOR LANDING**

Doors to all upstairs rooms. Loft access.

## **BEDROOM ONE 11'9" x 9'10" (3.60 x 3.00)**

Measurements narrowing to 2.70m. Measurements up to a double door built in cupboard. Double glazed window to the front. Radiator.

## **BEDROOM TWO 10'9" x 6'10" (3.29 x 2.09)**

Double glazed window to the rear. Radiator. Built in cupboard.

## **BATHROOM**

Three piece suite. Tiled shower cubical and shower attachments. Low level wc, wash hand basin with mixer tap. Radiator. Frosted double glazed window to the rear.

## **REAR GARDEN**

Enclosed rear garden laid mainly to artificial lawn. Wooden fence panel surround. Patio area. Gated side access.

## **FRONT**

Front garden laid to lawn. Path leading to front door. Off road parking for two vehicles.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

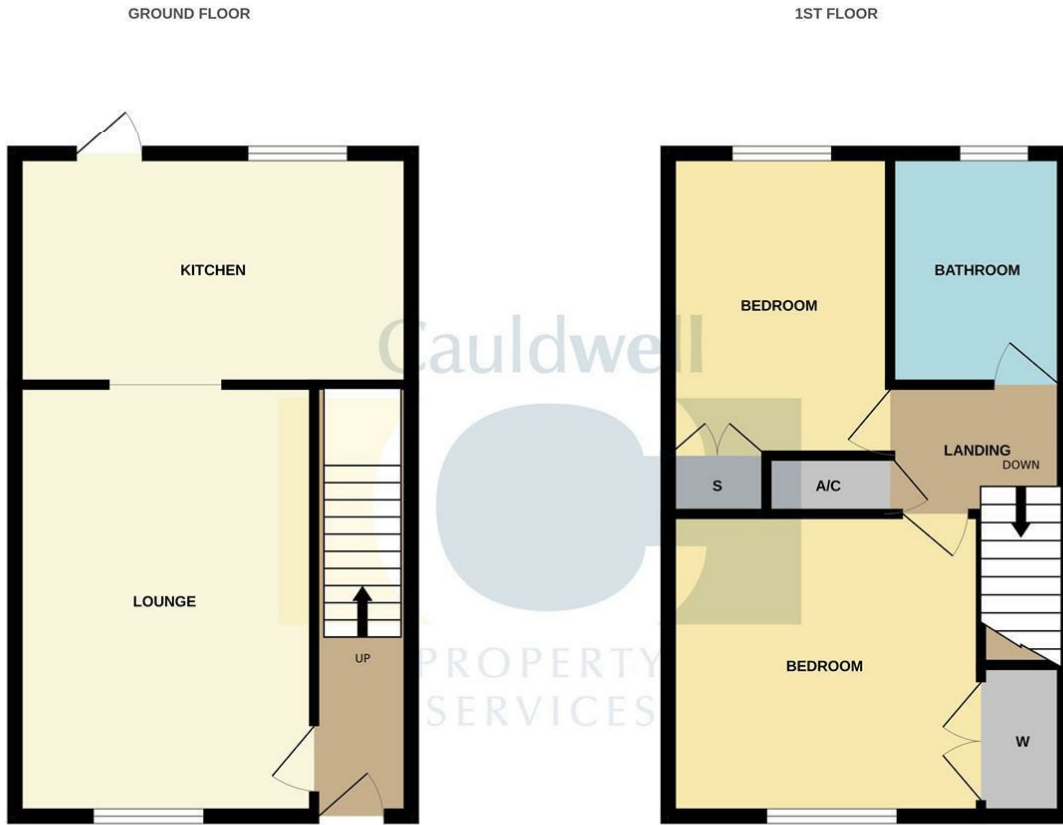
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

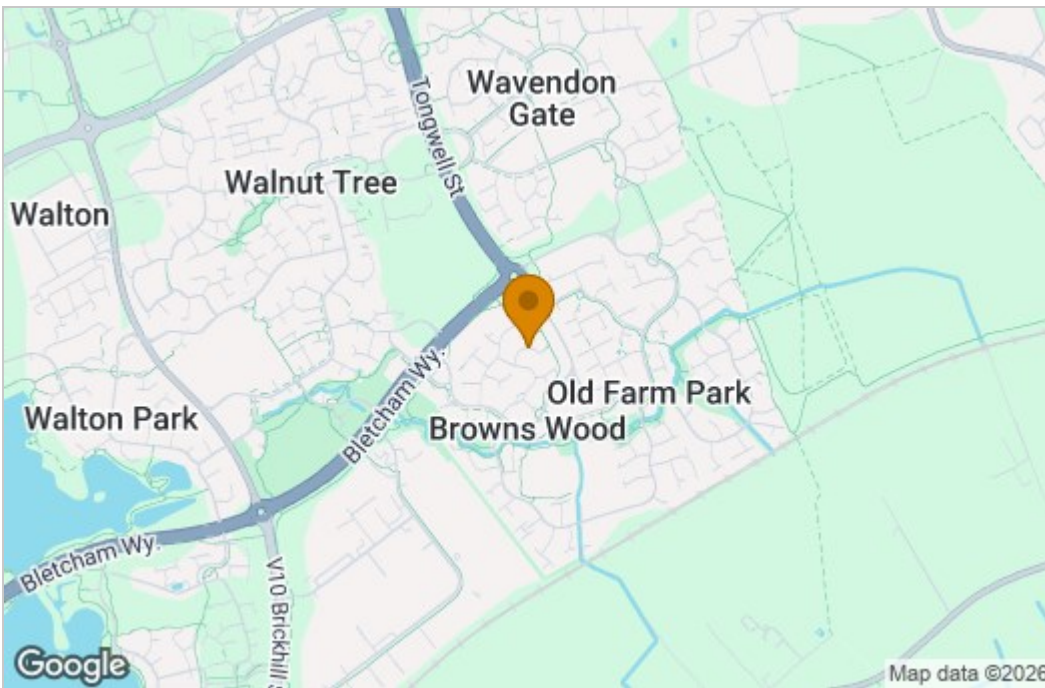
# Floor Plan



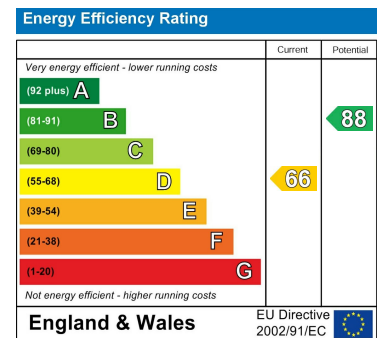
TOTAL FLOOR AREA : 581sq.ft. (54.0 sq.m.) approx.

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



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