Cauldwell

PROPERTY SERVICES

78 Hainault Avenue, Milton Keynes, MK14 5PB

£379,995

CAULDWELL are pleased to offer for sale an THREE/FOUR bedroom home with an ANNEXE located in the desirable location of Giffard Park on the northern side of Milton Keynes. This stunning family home has been thoughtfully extended to offer an annexe, although the layout could be reconfigured if required).
The accommodation comprises, entrance hall, lounge, kitchen/diner, first floor, three bedrooms and a family bathroom. To the exterior there is a generous rear garden and off road parking. Energy rating C. Council tax band B.

Annexe accommodation comprises; lounge/bedroom four, fitted kitchen, bedroom 4/annex, dressing room and a shower room. Council tax band B.

Giffard Park is ideally located close to local amenities, The Grand Union Canal offering beautiful green walks along the canal side and only a short drive back to the city centre, shopping centre and mainline train station. Newport Pagnell is the nearest local town with its high street shops and amenities.

Council tax band: B
Energy rating: C

ENTRANCE HALL
Front entrance door. Stairs to first floor. Understairs storage area. Solid oak flooring. Radiator. Door to kitchen/diner, living room and annexe.

KITCHEN/DINER 12'5 x 8'5 (3.78m x 2.57m)
Fitted with a range of soft close wall and base units with worksurfaces incorporating a ceramic sink drainer and mixer tap. Space for Range cooker and extractor hood. Built in fridge and spice rack. Tiled flooring and splash backs. Double glazed window to front. Radiator.

LIVING ROOM 15'0 x 9'9 (4.57m x 2.97m)
Radiator. Double glazed window to rear. Double glazed French doors to rear.

FIRST FLOOR LANDING
Doors to all rooms. Double panelled radiator. Boarded loft with power, light and insulation.

BEDROOM ONE 13'5 x 9'11 (4.09m x 3.02m)
Dual aspect room with double glazed sky lights to front and rear. Double eaves storage cupboards.

BEDROOM TWO 15'0 x 9'9 (4.57m x 2.97m)
'L' shaped room with two double glazed windows to rear.

BEDROOM THREE 10'2 x 8'6 (3.10m x 2.59m)
Double glazed window to front. Double door built in cupboard. Tiled shower cubicle and wall mounted shower.

FAMILY BATHROOM
Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Part tiled walls. Frosted double glazed window to front.

REAR GARDEN
Enclosed and laid to lawn with raised garden area with wall surround. Wooden fence surround. Block paved patio area. Insultated shed. Decking area. Outside power and light.

ANNEXE
If used as a separate residence there will be an added Council Tax charge (band A). If used as part of the house there us no additional tax.

ANNEXE LOUNGE/BEDROOM 13'4 x 9'11 (4.06m x 3.02m)
Double glazed window to front. Radiator. Opening to dressing area.

DRESSING AREA
Two wardrobes with soft close sliding doors. Door to ensuite. Door to kitchen.

ANNEXE KITCHEN
Re-fitted with soft close wall and base units with worksurfaces incorporating ceramic sink drainer unit and mixer tap. Built in oven, four ring hob and extractor hood. Built in fridge, washer dryer and boiler. Splash back tiling. Breakfast bar. Double glazed window to rear. Door to rear. Tiled flooring. Skimmed ceiling.

ANNEXE SHOWER ROOM
Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Heated towel rail. Frosted double glazed window. Tiled walls. Skimmed ceiling with inset lighting. Extractor.

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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Floor Plan

TOTAL FLOOR AREA : 1076sq.ft. (100.0 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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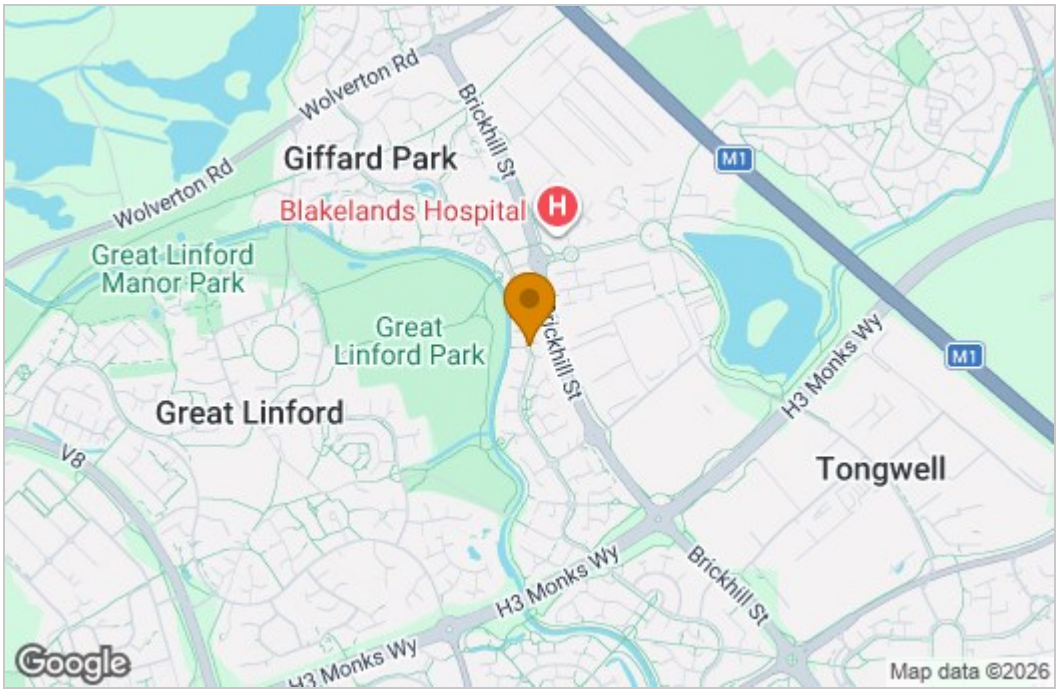
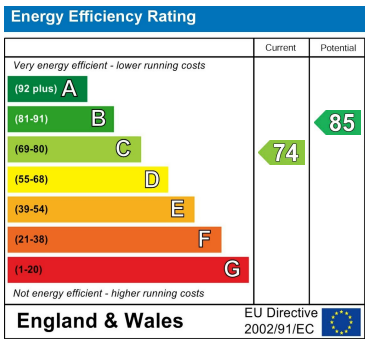
Area Map



Energy Efficiency Graph



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