



# Cauldwell

PROPERTY SERVICES



## 1 Chartley Court, Milton Keynes, MK5 7HJ

### £310,000

Located in the ever-desirable Shenley Brook End area of Milton Keynes, this well-presented two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Ideally positioned just a short drive from Milton Keynes Central train station and the city centre, the property also benefits from close proximity to a range of highly sought-after schooling.

The accommodation is arranged over two floors and comprises two well-proportioned bedrooms on the first floor. The main bedroom enjoys the added benefit of an en-suite shower room, complemented by a separate family bathroom.

On the ground floor, a welcoming entrance hall leads through to a comfortable living room, which in turn opens onto a kitchen-diner at the rear—ideal for both everyday living and entertaining.

Externally, the property boasts both front and rear gardens, with the added convenience of a garage and driveway parking positioned to the side of the house.

Offered to the market with no onward chain, this attractive home combines a desirable location with practical living space and excellent transport links, making it a must-see.

Energy rating: C  
Council Tax Band: C

## **ENTRANCE HALL**

Double glazed door to front. Stairs to first floor landing. Radiator

## **LIVING ROOM 14'6" x 9'3" (4.44 x 2.83)**

Double glazed window to front. Radiator. Television and internet point. Understairs cupboard. Door to kitchen/diner.

## **KITCHEN/DINER 12'6" x 8'6" (3.83 x 2.60)**

Double glazed window and door to rear. Wall and base units with worksurfaces and sink drainer unit. Electric cooker point. Plumbing for dishwasher and washing machine. Radiator. Wall mounted combination boiler.

## **FIRST FLOOR LANDING**

Stairs from entrance hall. Access to loft space.

## **BEDROOM ONE 11'10" x 9'3" (3.62 x 2.84)**

Double glazed window to front. Radiator. Fitted and built in wardrobe. Door to ensuite.

## **ENSUITE**

Double glazed window to front. Three piece suite comprising shower cubicle with shower, wash hand basin and close coupled wc. Radiator. Extractor fan.

## **BEDROOM TWO 10'5" x 6'0" (3.19 x 1.85)**

Double glazed window to rear. Radiator.

## **BATHROOM**

Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap, wash hand basin and close coupled wc. Radiator. Extractor fan.

## **FRONT GARDEN**

Laid to lawn with hardstanding driveway leading to garage.

## **REAR GARDEN**

Laid to lawn with patio area.

## **GARAGE**

Up and over door to front.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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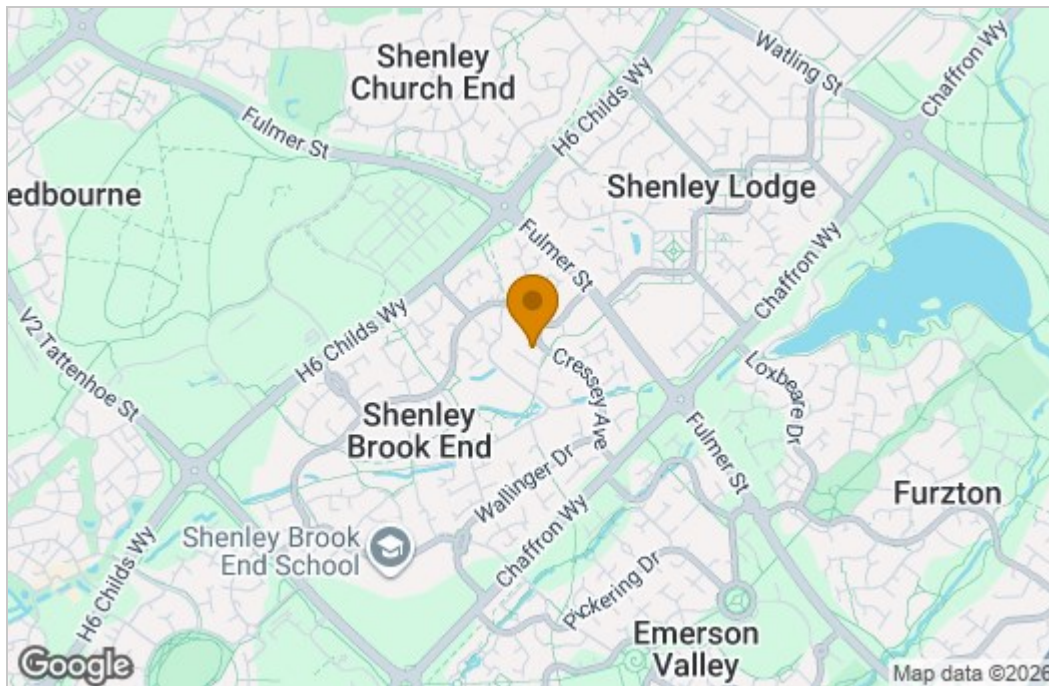
# Floor Plan



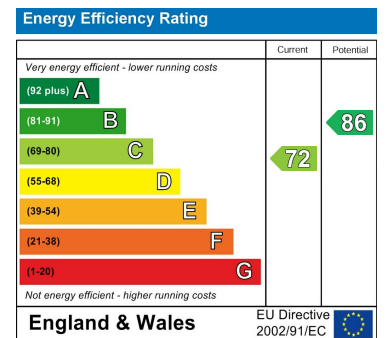
TOTAL FLOOR AREA : 635sq.ft. (59.0 sq.m.) approx.

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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