



Cauldwell

PROPERTY SERVICES



15 Edzell Crescent, Milton Keynes, MK4 4EU

Offers Over £370,000

CAULDWELL are pleased to offer for sale this well-presented and spacious four-bedroom semi detached home, located in the highly sought-after Westcroft area.

This impressive property offers versatile living spaces, making it ideal for families or those working from home.

Accommodation Comprises:

- Entrance Hall – Welcoming and well-maintained, providing access to all ground-floor rooms.
 - Study – Perfect for home working or as a playroom.
 - Downstairs Cloakroom – A convenient guest WC.
- Fitted Kitchen – A modern and well-equipped space with ample storage and workspace.
 - Utility Room – Additional storage and laundry facilities.
 - Separate Dining Room – Ideal for entertaining or family meals.
 - Lounge – A bright and spacious living area, perfect for relaxing.

ENTRANCE HALL

Front entrance door. Porcelain tiled flooring. Door to living room, cloakroom, dining room and study. Storage cupboard. Stairs to first floor.

LIVING ROOM 10'6" x 17'7" (3.20 x 5.36)

Dual aspect with double glazed bay window to front and sliding double glazed door to rear. Coving to textured ceiling.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator. Porcelain tiled flooring. Extractor.

STUDY 8'2" x 10'2" MAX (2.49 x 3.10 MAX)

Unusual shaped room.

Double glazed window to front. Radiator.

DINING ROOM 14'2" x 11'7" MAX (4.32 x 3.53 MAX)

Unusual shaped room

Double glazed doors to rear. Radiator. Coving to textured ceiling. Doors to utility room. Arch to kitchen. Porcelain tiled flooring.

KITCHEN 7'6" x 7'7" (2.29 x 2.31)

Fitted with a range of wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer unit. Built in stainless steel oven and four ring gas hob with extractor. Porcelain tiled flooring. Space for fridge freezer. Double glazed window to front. Splash back tiling.

UTILITY ROOM

Fitted with a range of wall and base units with roll top worksurfaces. Plumbing for washing machine. Space for tumble dryer. Frosted double glazed window to rear. Splash back tiling. Porcelain tiled flooring.

FIRST FLOOR LANDING

Doors to all rooms. Double glazed window to front. Airing cupboard housing storage shelving.

MASTER BEDROOM 8'7" x 10'5" (2.62 x 3.18)

Double glazed window to rear. Radiator. Textured ceiling. Built in cupboard. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin with stainless steel mixer tap. Frosted double glazed window to rear. Radiator. Porcelain tiled flooring. Extractor.

BEDROOM TWO 12'0" x 13'0" ax (3.66 x 3.96 ax)

Unusual shaped room. Built in cupboard. Double glazed window to rear. Television point. Door to ensuite.

ENSUITE.

Three piece suite comprising shower cubicle with wall mounted shower, low level wc and wash hand basin. Splash back tiling. Porcelain tiled flooring. Extractor.

BEDROOM THREE 9'2" x 11'0" ax (2.79 x 3.35 ax)

Unusual shaped room.

Double glazed window to front. Radiator.

BEDROOM FOUR 7'4" x 8'7" (2.24 x 2.62)

Double glazed window to front. Radiator.

BATHROOM

Three piece suite comprising panelled bath with mixer tap, low level wc and wash hand basin. Part tiled. Frosted double glazed window to front. Porcelain tiled flooring. Extractor. Textured ceiling.

REAR GARDEN

Enclosed and laid mainly to shingle with patio area. Gated side access. Service door to garage.

GARAGE

Single garage with up and over door. Shingle driveway for two cars.

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.

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.

1. Measurements

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2. Vendor Approval

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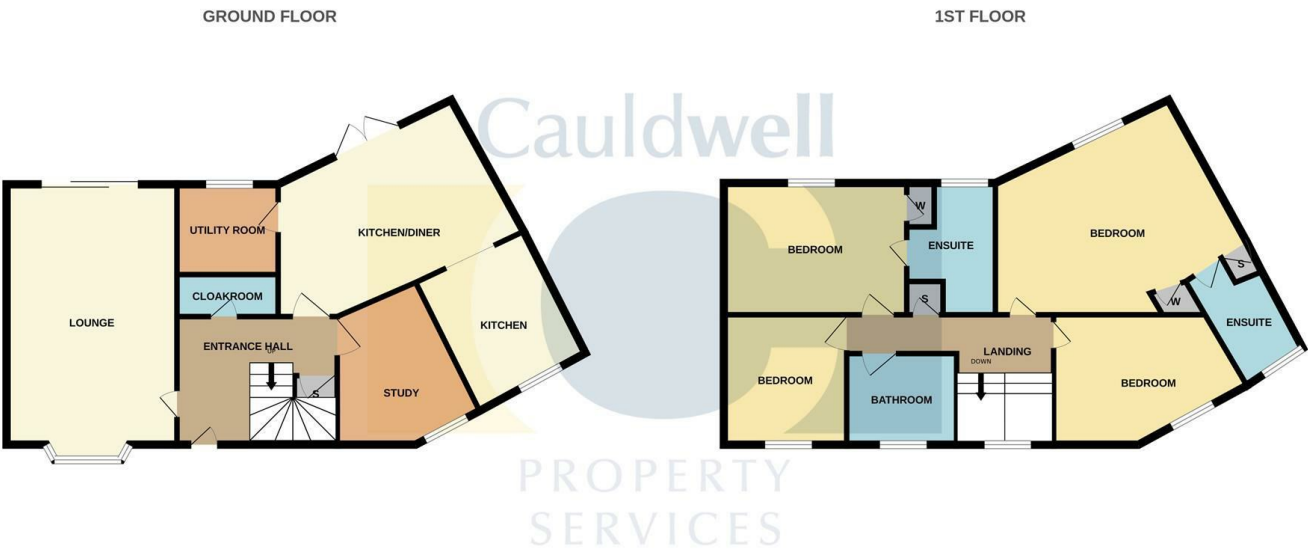
3. Mortgage

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.

4. Solicitors

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan

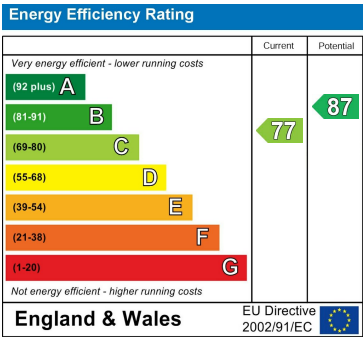


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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