



## 2 Sandwell Court, Milton Keynes, MK8 8AQ Offers In The Region Of £499,995

Four-Bedroom Detached Home with a TANDAM GARAGE and Generous Gardens in Two Mile Ash – No Upper Chain

Cauldwell Property Services are pleased to offer for sale this well-proportioned four-bedroom detached home, located in the highly sought-after area of Two Mile Ash, Milton Keynes. Positioned on a generous plot with substantial front, rear and side gardens, this property offers excellent potential for extension (subject to planning) and is available with no upper chain.

Internally, the accommodation comprises a welcoming entrance hall, a dual aspect living room allowing for plenty of natural light, a separate dining room, a refitted kitchen with modern fittings, and a downstairs cloakroom for added convenience.

To the first floor, there are four well-sized bedrooms served by a stylish, refitted family bathroom, ideal for modern family living.

Externally, the property truly stands out with its generous plot. The expansive front and rear gardens provide excellent outdoor space, while the side gardens offer great scope for future extension. Further benefits include a tandem double-length garage (open bracket), providing ample parking and storage options.

## **ENTRANCE HALL**

Front entrance door. Stairs to first floor. Door to dining room, kitchen, living room and cloakroom. Understairs storage cupboard.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Part tiled walls. Radiator. Frosted double glazed window to rear.

## **LIVING ROOM 18'8" x 10'7" (5.69 x 3.24)**

Dual aspect room with double glazed window to front. Sliding double glazed doors to rear. Two radiators.

## **DINING ROOM 12'1" x 8'6" (3.70 x 2.60)**

Double glazed window to front. Radiator.

## **KITCHEN 12'2" x 8'9" (3.71 x 2.67)**

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Built in double oven and four ring gas hob. Built in washer dryer. Splash back tiling. Double glazed window and door to rear. Radiator. Space for fridge freezer.

## **FIRST FLOOR LANDING**

Doors to all upstairs rooms. Access to loft. Radiator. Airing cupboard housing water tank.

## **BEDROOM ONE 12'6" x 10'10" (3.83 x 3.32)**

Five door wardrobe. Double glazed window to front. Radiator.

## **BEDROOM TWO 11'9" x 9'8" (3.59 x 2.95)**

Double glazed window to front. Radiator.

## **BEDROOM THREE 8'2" x 6'10" (2.49 x 2.09)**

Double glazed window to rear. Radiator.

## **BEDROOM FOUR x 8'3" ( x 2.51m)**

'L' shaped

Box bulk head cupboard. Double glazed window to front. Radiator.

## **REFITTED FAMILY BATHROOM**

Three piece suite comprising tiled panelled bath with wall mounted shower, low level wc and wash hand basin with a mixer tap. Tiled walls. Frosted double glazed window to rear.

## **REAR GARDEN**

Enclosed and laid mainly to lawn with brick and wooden fence surround. Service door to tandem garage. Outside tap. Gated side access.

## **SIDE GARDEN**

Laid to lawn offering scope for extension.

## **FRONT GARDEN**

Laid to lawn. Hardstanding driveway.

## **TANDEM GARAGE**

Up and over door. Power and light.

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.

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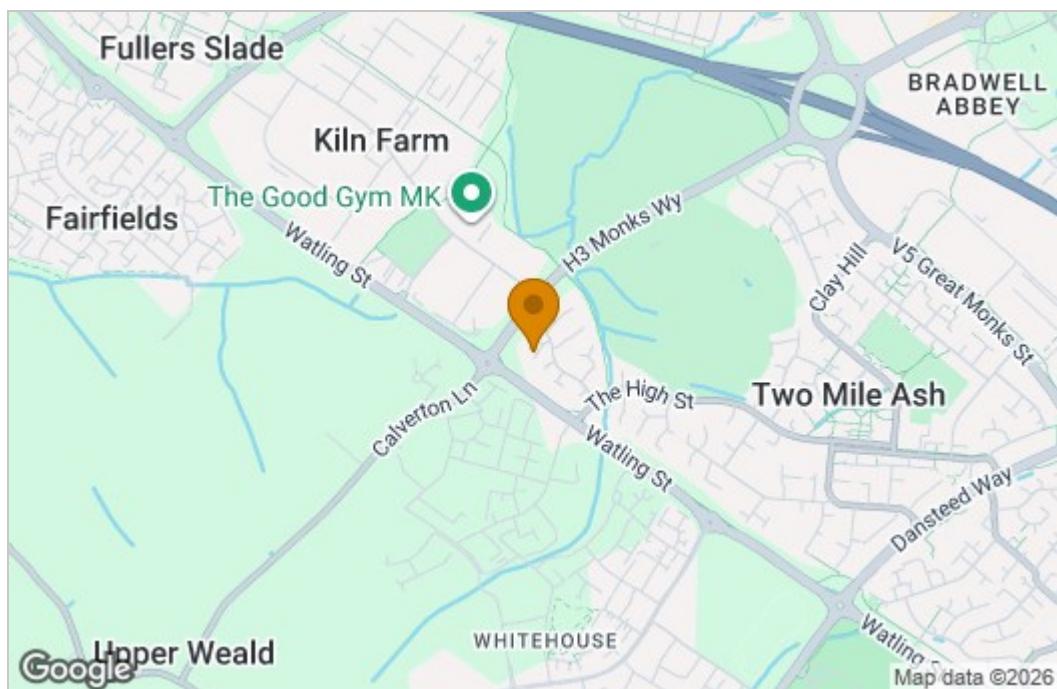
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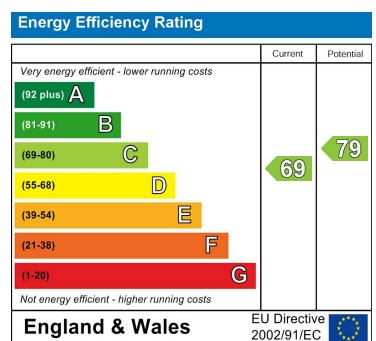
## Floor Plan



## Area Map



## Energy Efficiency Graph



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