



Cauldwell

PROPERTY SERVICES



76 Favell Drive, Milton Keynes, MK4 1AJ

£299,995

Cauldwell Property Services are delighted to offer for sale this well-proportioned three bedroom home, situated in the popular and established area of Furzton, Milton Keynes.

This spacious property features a kitchen/dining room, a comfortable living area, and a family bathroom. The first floor offers three well-proportioned bedrooms, providing flexible accommodation ideal for families or professionals.

Externally, the home benefits from a garage, driveway, and front and rear gardens, offering both privacy and outdoor space.

Located within close proximity to Furzton Lake, local shops, schools, and excellent transport links, this is a fantastic opportunity to secure a home in a desirable location.

Energy Rating: C
Council Tax Band: B

ENTRANCE

Entrance through front door into entrance porch, storage cupboard. Door to living room.

LIVING ROOM 14'0" x 14'11" (4.27 x 4.56)

Double glazed window to the front. Stair to first floor. Radiator. Door to kitchen dining room.

KITCHEN DINING ROOM 15'0" x 9'7" (4.59 x 2.93)

Kitchen fitted with a range of wall and base units. Work surfaces incorporating one and a half sink and drainer with mixer tap. Space for free standing cooker. Plumbing for washing machine, space for American style fridge freezer. Wall mounted boiler, splash back tiles. Double glazed window to the rear. Double glazed sliding doors to the rear.

FIRST FLOOR LANDING

Doors leading to all rooms.

BEDROOM ONE 8'3" x 11'4" (2.53 x 3.47)

Double glazed window to the rear. Radiator. Loft access.

BEDROOM TWO 10'11" x 8'0" (3.33 x 2.44)

Double glazed window to the front. Radiator.

BEDROOM THREE 7'11" x 6'9" (2.43 x 2.07)

Double glazed window to the front. Radiator.

FAMILY BATHROOM

Three piece suite. Panelled bath with telephone style mixer tap with shower attachment. Low level wc, wash hand basin with mixer tap. Part tiled walls. Chrome towel rail. Frosted double glazed window to the rear.

REAR GARDEN

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

FRONT

Front garden laid to shingle. Path to front door. Single garage with up and over door. Hard standing driveway.

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.

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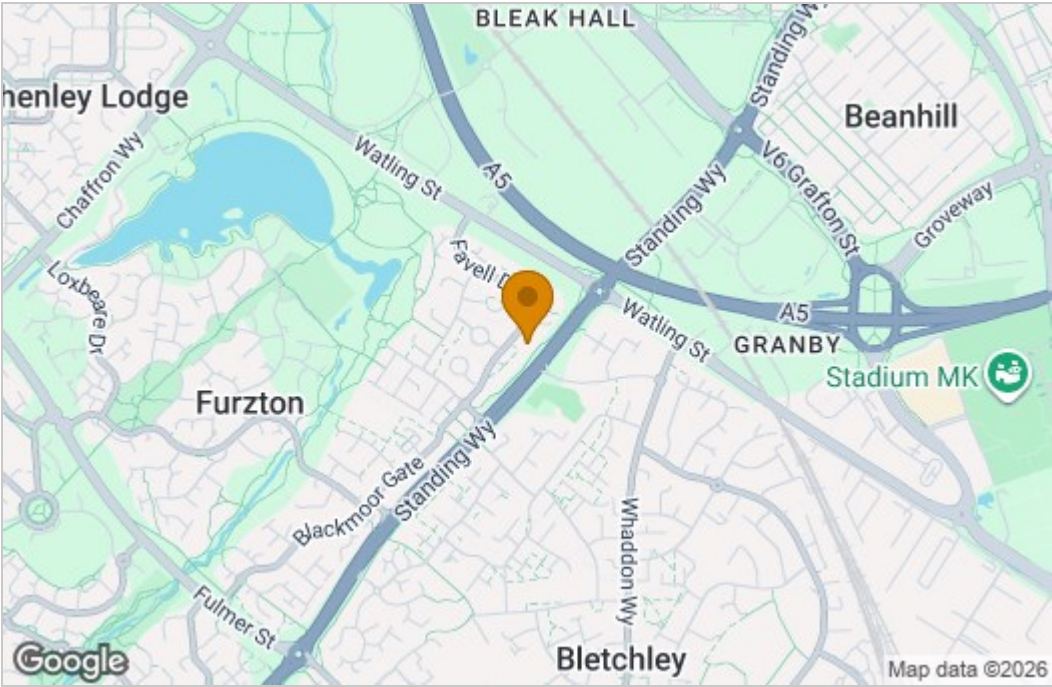
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

Floor Plan

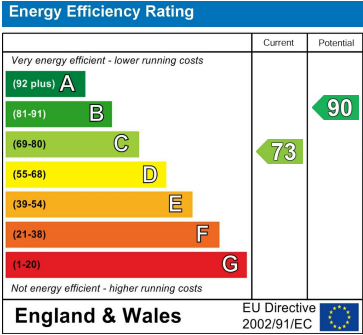


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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