



## 28 High Trees, Eaglestone, MK6 5AQ

### Offers Over £200,000

Cauldwell are delighted to offer for sale this rarely available one-bedroom bungalow, situated within the popular and well-connected area of Eaglestone. The property has been well maintained by its current owner and represents an excellent opportunity for first-time buyers, downsizers, or investors alike.

The accommodation briefly comprises: entrance hall, kitchen, utility room, lounge/diner, double bedroom, and a family bathroom. Externally, there is a good-sized rear garden, providing a private outdoor space to relax and enjoy, with on-road parking available nearby.

Eaglestone is a sought-after residential location, conveniently placed for local shops, schools, and parks. The area also benefits from excellent access to Milton Keynes Hospital, as well as the vibrant City Centre which offers an array of shopping, dining, and entertainment options, all just a short drive or bus ride away.

Council Tax Band: A  
Energy Rating: TBC

## **ENTRANCE HALL**

Front entrance door. Access to loft. Radiator. Airing cupboard housing boiler. Utility cupboard.

## **KITCHEN 9'8" x 7'11" (2.97 x 2.43)**

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Four ring gas hob. Splash back tiling. Space for fridge freezer. Plumbing for washing machine. Radiator. Double glazed window to front. Skimmed ceiling with inset lighting.

## **LIVING ROOM 15'3" x 10'5" (4.66 x 3.18)**

Double glazed window to rear. Double glazed door to rear. Two radiators. Skimmed ceiling with inset lighting.

## **LEAN TO**

Single glazed windows to rear and side. Door to rear garden. Radiator.

## **BEDROOM ONE 12'1" x 10'9" (3.69 x 3.28)**

Double glazed window to rear. Double door wardrobe with sliding doors. Radiator. Skimmed ceiling.

## **SHOWER ROOM**

Three piece suite comprising shower cubicle with wall mounted shower, low level wc and wash hand basin. Part tiled walls. Skimmed ceiling. Extractor. Frosted double glazed window to front.

## **REAR GARDEN**

Laid mainly to patio with miniature brick wall and wooden fence surround.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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.

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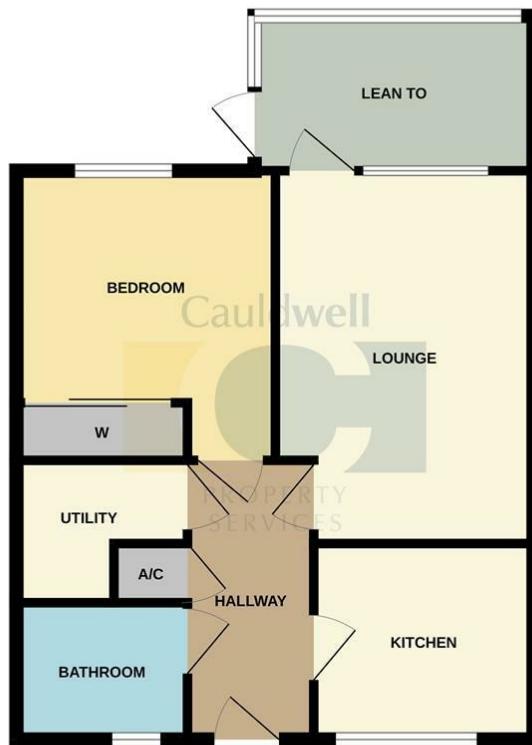
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted,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

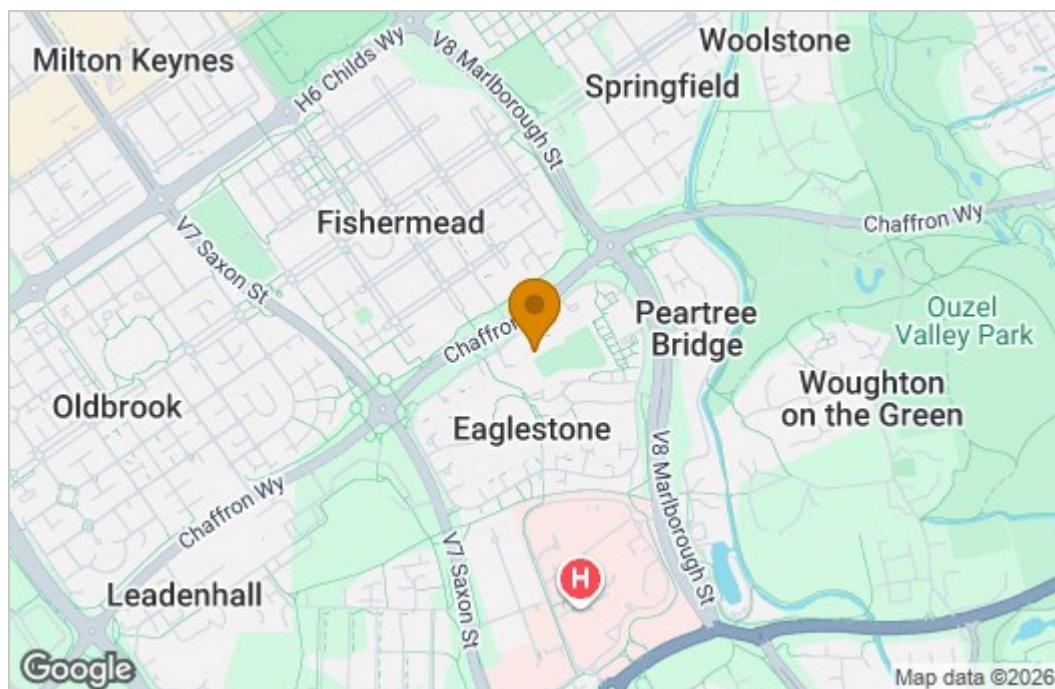
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## Floor Plan

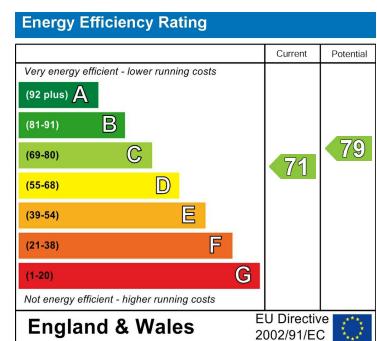


TOTAL FLOOR AREA: 692-sq-ft. (63.0-sqm.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings 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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