Cauldwell

PROPERTY SERVICES

82 Simpson Road, Milton Keynes, MK1 1BA

£550,000

RARELY AVAILABLE THREE-BEDROOM DETACHED CANALSIDE HOME WITH 88FT MOORING – SOLAR PANELS - NO UPPER CHAIN

A rare opportunity to acquire a well-proportioned three-bedroom detached home enjoying an enviable position directly alongside the picturesque Grand Union Canal in Fenny Stratford, complete with an impressive 88ft mooring.

Offering generous and versatile accommodation, the property features a fitted kitchen, spacious lounge/dining room and well appointed conservatory, providing excellent living and entertaining space with views towards the canal.

A particular highlight is the raised veranda overlooking the Grand Union Canal, creating a wonderful setting from which to relax and enjoy the waterside surroundings.

Upstairs, the property offers three well-proportioned bedrooms, with two benefiting from en-suite facilities, in addition to a family bathroom.

ENTRANCE HALL
Stairs to first floor. Radiator. Frosted double glazed window to front. Door to kitchen, dining room, inner hallway.

INNER HALL WAY
Door to cloakroom and utility area.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin with cupboard surround. Heated towel rail. Part tiled walls. Frosted double glazed window to side.

UTILITY AREA
Door to garage

CONSERVATORY 21'2" x 9'4" (6.46 x 2.87)
Brick and UPVC double glazed construction with double glazed French doors to rear garden. Power and light.

LOUNGE/DINING ROOM 23'6" x 11'6" to 14'8" (7.17 x 3.53 to 4.49)
Understairs storage cupboard., Fireplace and surround. Two sets of patio doors to conservatory. Sliding patio doors to raised decking area.

KITCHEN 13'8" x 9'0" (4.19 x 2.75)
Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Built in double oven, four ring hob and extractor. Built in dishwasher. Plumbing for washing machine. Under counter fridge. Splash back tiling. Double glazed window to front and double glazed door to side. Door to living room.

STORAGE ROOM 16'9" x 7'11" (5.11 x 2.42)
Brick and UPVC double glazed construction with double glazed door to rear garden. Outside tap. Power and light.

FIRST FLOOR LANDING
Doors to upstairs rooms. Double door airing cupboard housing water tank with storage shelving.

BEDROOM ONE 17'0" x 9'1" (5.20 x 2.77)
Dual aspect with views across the Grand Union Canal with double glazed window to front and side. Arch to ensuite.

ENSUITE 8'2" x 7'9"| (2.51 x 2.37|)
Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Wardrobe with three mirror sliding doors. Double glazed window to rear.

BEDROOM TWO 10'4" x 13'10" (3.16 x 4.23)
Dual aspect double glazed window to side. Double glazed window to front with views over the Grand Union Canal. Radiator. Door to ensuite.

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

BEDROOM THREE 8'4" x 8'1" (2.56 x 2.48)
Double glazed window to rear with views across the Grand Union Canal. Radiator. Access to part boarded loft via pull down ladder.

BATHROOM
Four piece suite comprising panelled bath with shower attachment, low level wc, wash hand basin and bidet. Frosted double glazed window to rear. Radiator. Part tiled walls.

REAR GARDEN
Enclosed and laid mainly to lawn with two patio areas and a decking area. Fence surround. Mature tree, flower and shrub borders. Outside lighting. Decked veranda with views across the Grand Union Canal. Steps down to mooring. Covered veranda with power and light.

FRONT GARDEN
Laid to lawn with steps down to canal moorings. Mature tree, flower and shrub borders.

PARKING
Block paved driveway to the front of the property with parking for a number of vehicles.

DOUBLE GARAGE
Double up and over doors. Power and lighting. Currently single parking,and workshop/utility area.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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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.

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

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

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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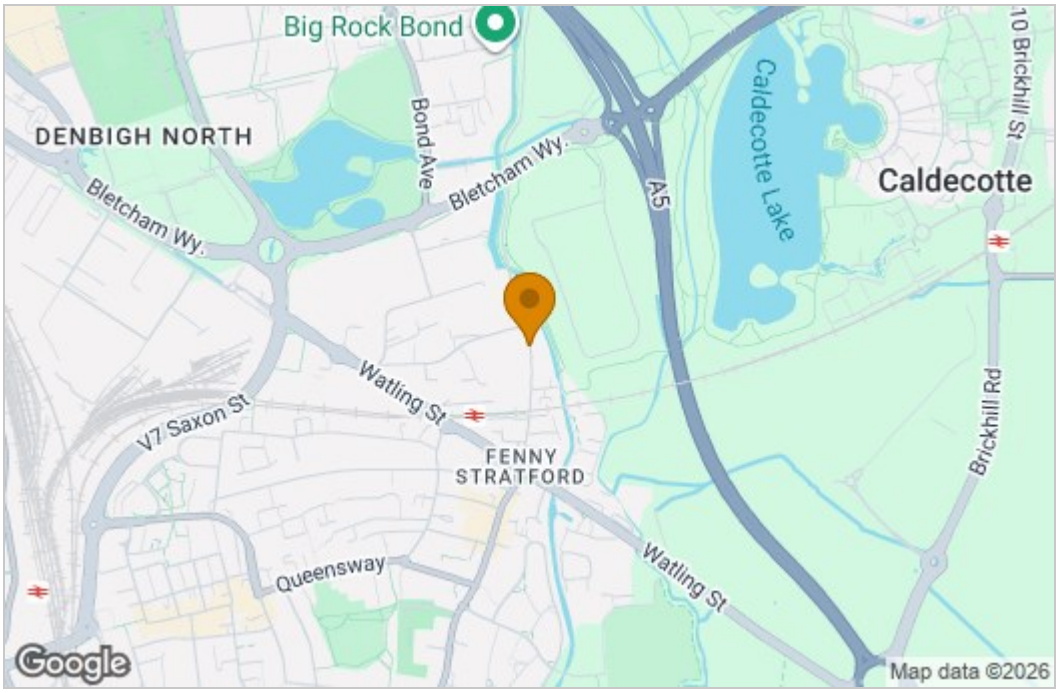
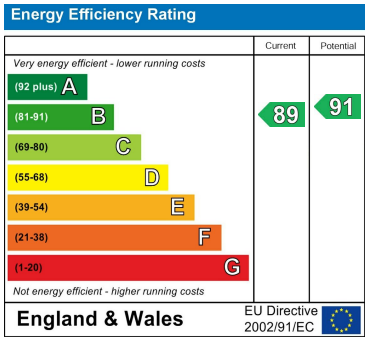
Area Map



Energy Efficiency Graph



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