



## 23 Catesby Croft, Milton Keynes, MK5 8FH

**£375,000**

Cauldwell Property Services are delighted to offer for sale this well-presented three bedroom home, ideally situated in the highly sought-after area of Loughton, Milton Keynes – within close proximity to Central Milton Keynes and the mainline train station (providing direct links into London Euston).

The accommodation comprises a welcoming entrance hall, downstairs cloakroom, a generous kitchen/breakfast room, and a bright and spacious lounge/dining room with access to the rear garden.

The first floor offers three well-proportioned bedrooms served by a family bathroom.

Externally, the property benefits from a private rear garden, a garage and a driveway, providing off-road parking.

An internal viewing is highly recommended to fully appreciate the convenient location, layout and potential of this desirable home.

Energy rating: C  
Council tax band: C

## **ENTRANCE HALL**

Stairs to first floor. Door to kitchen/breakfast room, lounge/dining room and cloakroom. Radiator. Skimmed ceiling..

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Radiator.

## **LIVING ROOM/DINING ROOM 14'7" x 14'5" (4.45 x 4.40)**

Double glazed window to rear. Double glazed French doors to rear. Understairs storage cupboard. Coving to skimmed ceiling. Two radiators. Fireplace and surround.

## **KITCHEN/BREAKFAST ROOM 10'7" to 4'10" x 15'5" into bay (3.25 to 1.49 x 4.72 into bay)**

Double glazed bay window to front. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Plumbing for washing machine. Space for fridge freezer. Wall mounted boiler. Tiled flooring. Double panelled radiator. Skimmed ceiling with inset lighting. Service hatch.

## **FIRST FLOOR LANDING**

Doors to upstairs rooms. Access to loft. Airing cupboard.

## **BEDROOM ONE 14'4" x 9'1" (4.38 x 2.78)**

Double glazed window to front. Radiator. Three door mirror fronted wardrobe.

## **BEDROOM TWO 11'9" x 7'2" (3.59 x 2.20)**

Double glazed window to rear. Radiator.

## **BEDROOM THREE 8'8" x 18'6" (2.66 x 5.64)**

Double glazed window to rear. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath with mixer tap and shower attachment, low level wc and wash hand basin in cupboard surround. Radiator. Part tiled walls. Skimmed ceiling with inset lighting. Extractor.

## **REAR GARDEN**

An enclosed rear garden, laid mainly to lawn with patio area and wooden fence surround. Gated rear access.

## **FRONT GARDEN**

## **SINGLE GARAGE**

Up and over door. Block paved 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

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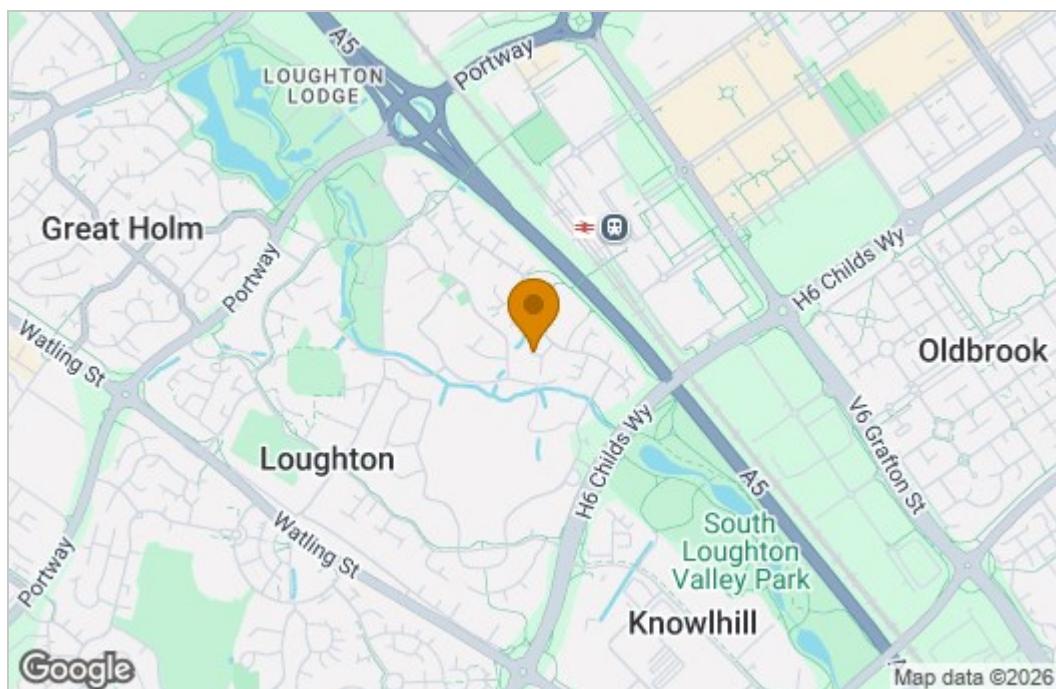
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## Floor Plan

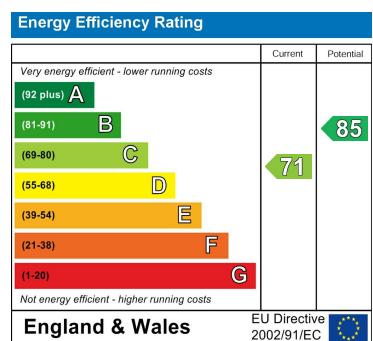


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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