



Cauldwell

PROPERTY SERVICES



11 Rathbone Close, Milton Keynes, MK8 0DT

£309,995

Introducing this charming Three/Four-Bedroom Semi-Detached Home nestled in the sought-after area of Crownhill, Milton Keynes, this delightful home offers a perfect blend of comfort and convenience. The property boasts a clever garage conversion, providing additional living space that can serve as a bedroom with ensuite, home office, playroom, or a cosy den for relaxation.

Property Features include a spacious Living Room, an inviting space with ample natural light, perfect for family gatherings and entertaining guests. Kitchen equipped with appliances and a dining area overlooking the rear garden. The Garage conversion with a three piece ensuite. Three well-proportioned bedrooms and a family bathroom three-piece family bathroom suite with a shower over the bath.

Enclosed rear garden an ideal outdoor space for relaxing and and summer barbecues and a driveway.

This property is situated in a family-friendly location, close to local amenities, schools, and parks, with easy access to the City Centre and major transport links. It represents an excellent opportunity for those seeking a ready-to-move-in home in a prime location.

For more information or to schedule a viewing, please contact our office. We look forward to helping you find your dream home. Council tax band C. Energy rating D

COUNCIL TAX BAND

Council tax band C. Sourced from <https://www.gov.uk/council-tax-bands>

ENTRANCE

Via front door to living room.

LIVING ROOM 17'11" x 14'7" (5.47 x 4.47)

Double glazed bay window to front. Store cupboard. Two radiators. Stairs to first floor with understairs storage cupboard. Open to dining room.

DINING ROOM 9'6" x 7'4" (2.92 x 2.24)

Double glazed French doors to rear. Door to family room/bedroom four.

FAMILY ROOM/BEDROOM FOUR 7'8" x 11'4" (2.36 x 3.47)

(garage conversion)

Double glazed window to front. Radiator. Door to ensuite.

ENSUITE

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

KITCHEN 6'11" x 9'1" (2.13 x 2.79)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in oven, five ring hob and extractor hood. Plumbing for washing machine. Space for under counter fridge and tumble dryer. Double glazed window and door to rear. Splash back tiling.

FIRST FLOOR LANDING

Double glazed window to side. Radiator. Airing cupboard housing replacement boiler.

BEDROOM ONE 13'9" x 8'4" (4.21 x 2.55)

Double glazed window to front. Radiator.

BEDROOM TWO 8'4" x 11'2" (2.55 x 3.41)

Double glazed window to rear, Radiator.

BEDROOM THREE 7'10" x 5'10" (2.4 x 1.8)

Double glazed window to front. Radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Radiator. Tiled walls. Frosted double glazed window to rear.

REAR GARDEN

Enclosed and laid mainly to lawn with patio area and wooden fence surround. Gated side access.

FRONT GARDEN

Block paved. Hardstanding driveway. Gated side access.

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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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Floor Plan



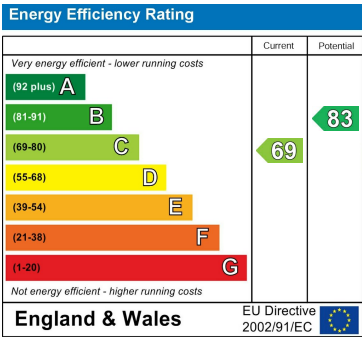
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix 6/2024



Area Map



Energy Efficiency Graph



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