Cauldwell

PROPERTY SERVICES

15 Rathbone Close, Milton Keynes, MK8 0DT

Offers Over £400,000

Cauldwell Property Services are delighted to offer for sale this stunning and greatly extended three bedroom family home, situated in the popular and well-established area of Crownhill, Milton Keynes.

This impressive property has been substantially extended to the rear and side, creating a truly outstanding 6.85m kitchen/family/breakfast room. This breathtaking space is fitted to a high standard with a range of integrated appliances, sleek quartz work surfaces, and a substantial central island unit which forms the perfect hub for entertaining and family living. The addition of a utility room and a downstairs shower room further enhances the practicality of the ground floor. A welcoming living room completes the accommodation on this level.

On the first floor there are three well-proportioned bedrooms, all served by a beautifully refitted family bathroom.

Externally, the home boasts generous off-road parking, a garage, and a private enclosed rear garden offering excellent outdoor space.

An internal viewing is highly recommended to fully appreciate the size, quality and versatility of this superb family home.

Council tax band C.
Energy rating C

ENTRANCE
Entrance door to living room.

LIVING ROOM 15'10" x 14'9" (4.83 x 4.51)
Stairs to first floor. Double glazed window to front Arch to re-fitted kitchen/family/dining room and cloak cupboard. Feature radiator.

KITCHEN/FAMILY/DINING ROOM 22'5" x 14'6" (6.85 x 4.44)
into extension
Double glazed bi fold doors to rear and two double glazed sky lights. Fitted with a range of wall and base units with Quartz worksurface incorporating one and half bowl sink drainer and mixer tap. Built in double oven. four ring induction hob, fridge freezer and dishwasher. Central island unit. Breakfast bar. Door to utility room. Skimmed ceiling with inset lighting, Built in wine rack.

UTILITY ROOM
Plumbing for washing machine and space for tumble dryer. Double glazed window and door to rear. Skimmed ceiling with inset lighting. Door to shower room.

SHOWER ROOM
Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin and drawer cupboard unit. Heated towel rail. Frosted double glazed window to front. Skimmed ceiling with inset lighting. Extractor.

FIRST FLOOR LANDING
Doors to all rooms. Glass balustrade. Double glazed window to side. Loft access. Airing cupboard.

BEDROOM ONE 13'11" x 8'4" (4.25 x 2.56)
Three door wardrobes with sliding mirror doors. Double glazed window to front. Radiator.

BEDROOM TWO 8'0" x 11'2" (2.46 x 3.42)
Double glazed window to rear. Radiator.

BEDROOM THREE 7'11" x 6'0" (2.42 x 1.84)
Double glazed window to front. Radiator.

BATHROOM
Re-fitted suite comprising freestanding bath with freestanding mixer and shower attachment, low level wc and wash hand basin in vanity surround. Heated towel rail. Frosted double glazed window to rear. Skimmed ceiling with inset lighting and extractor.

REAR GARDEN
Enclosed rear garden laid to tiling. Wooden fence surround. Gated side access. Double glazed service door to garage.

GARAGE
Up and over door. Power and light. Outside light.

FRONT GARDEN
Double width block paved driveway. Storm porch over front door.

SIDE GARDEN
Hardstanding driveway leading to garage.

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.

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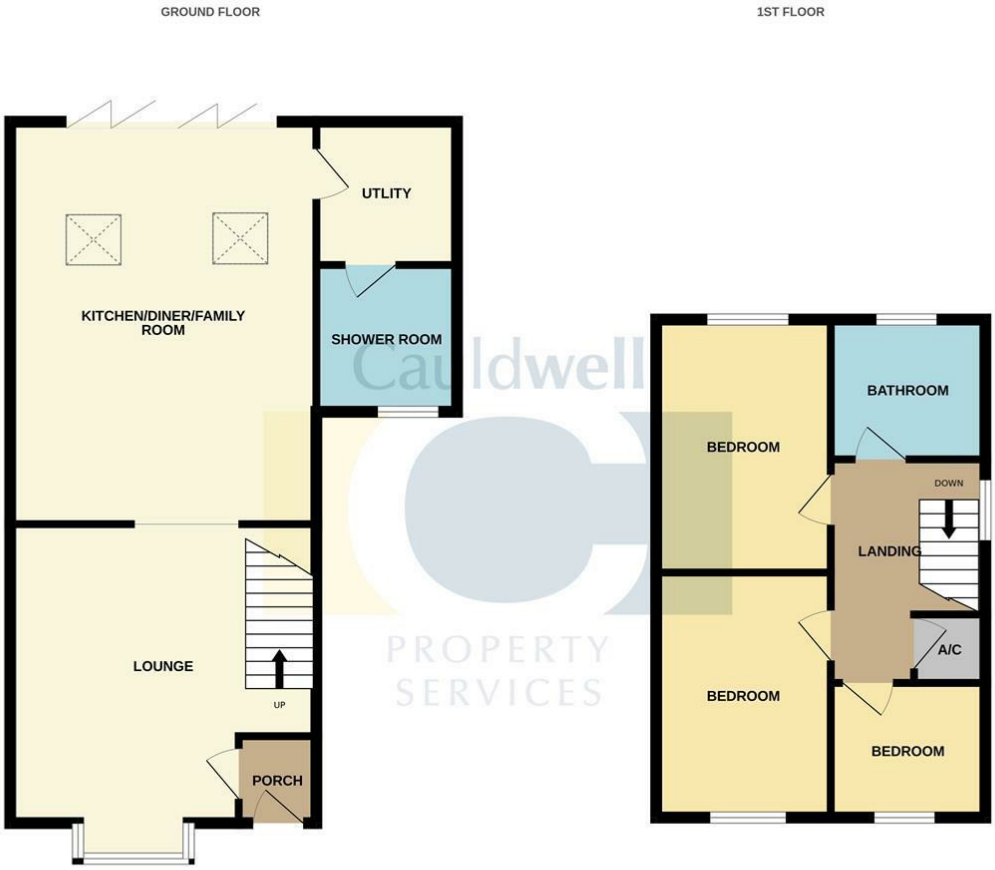
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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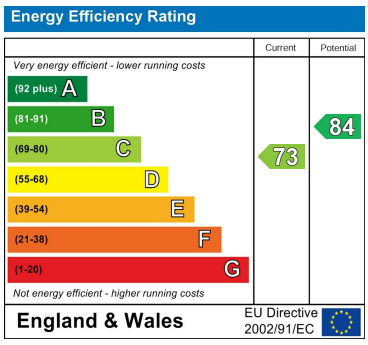
Area Map

Energy Efficiency Graph



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