Cauldwell

PROPERTY SERVICES

46 Abbey Way, Milton Keynes, MK13 7EB

£325,000

We are delighted to offer for sale this beautifully presented three double bedroom semi-detached family home, situated within a quiet cul-de-sac in the popular area of Bradville.

Having been tastefully improved by the current owners, this fantastic home offers well-proportioned accommodation throughout. The accommodation briefly comprises an entrance hall, living room, downstairs cloakroom/utility room and a stunning refitted kitchen/dining room benefiting from wet underfloor heating and French doors leading to the rear garden.

On the first floor there are three generous double bedrooms and a modern family bathroom.

Outside, the property enjoys a good-sized enclosed rear garden, predominantly laid to lawn with a spacious patio seating area, ideal for outside entertaining. Gated side access leads to the front, where there is allocated off-road parking.

Bradville

ENTRANCE
Entrance though front door into entrance hall. Stairs to first floor. Door to living room, door to utility/cloak room, opening into kitchen dining room.

UTILITY/CLOAKROOM
Two piece suite. Low level wc, wash hand basin with cupboard surround. Skimmed ceiling with inset lighting. Plumbing for washing machine. Radiator. Frosted double glazed window to the front.

KITCHEN DINING ROOM 8'7" x 21'8" (2.63 x 6.61)
Refitted kitchen fitted with a range of soft close wall ans base units. Roll top worksurfaces with stainless steel sink and drainer and mixer tap. Space for range cooker and fitted extractor. Built in dishwasher, space for American style fridge freezer. Wine fridge. Dual aspect. Double glazed window to the rear. Double glazed window to the front. Skimmed ceiling with inset lighting. Tiled floor. Breakfast bar.

LIVING ROOM 10'6" x 14'5" (3.22 x 4.40)
Double glazed window to the rear. Radiator.

FIRST FLOOR LANDING
Doors leading to all upstairs rooms. Loft access. Double door storage cupboard which houses water tank.

BEDROOM ONE 12'5" x 10'5" (3.80 x 3.20)
Double glazed window to the front. Radiator.

BEDROOM TWO 12'5" x 11'11" (3.81 x 3.65)
Measured to widest point. Double glazed window to the front.

BEDROOM THREE 8'9" x 7'6" (2.69 x 2.31)
Double glazed window to the front. Radiator.

FAMILY BATHROOM
Refitted family bathroom. P shaped shower bath with mixer tap and shower over. Low level wc, with mixer tap and cupboard surround. part tiled walls. Tiled floor. Frosted double glazed window to the rear. Skimmed ceiling with inset lighting.

REAR GARDEN
Enclosed rear garden laid mainly to lawn. Patio area. Lean to. Wooden fence surround. Gated side access. Outside power and lighting.

FRONT
Allocated parking to the front.

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.

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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.

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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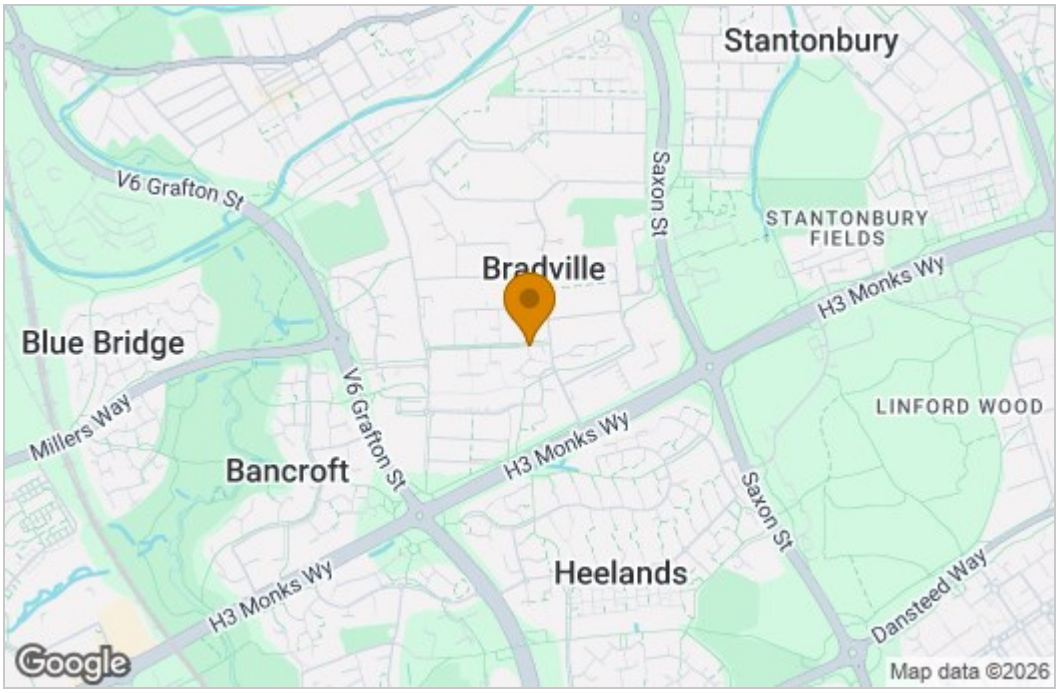
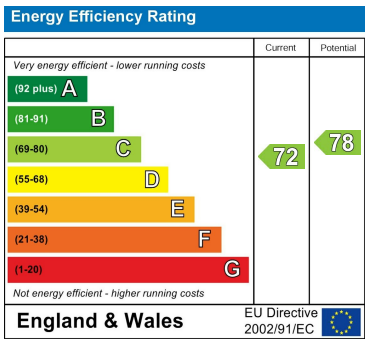
Area Map



Energy Efficiency Graph



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