Cauldwell

PROPERTY SERVICES

# 16 Bushy Close, Milton Keynes, MK3 6PH

## £339,995

CAULDWELL are pleased to offer for sale this three-bedroom semi-detached home, situated in the established West Bletchley area of Milton Keynes. Benefiting from an attached garage and a generous front driveway providing parking for five cars, the property also features an insulated timber cabin, currently used as a home office.

The accommodation comprises an entrance hall, lounge/dining room, kitchen, three bedrooms and a bathroom. Further benefits include gas central heating and double glazing.

Outside, the enclosed rear garden provides space for relaxing, outdoor dining and family activities. The insulated timber cabin offers a useful workspace separate from the main house, ideal for those working from home, while the attached garage provides additional storage alongside the extensive driveway parking.

West Bletchley offers a range of local schools, shops and community facilities, making it a practical location for family living. Parks and green spaces, including Chepstow Park and Rickley Park, provide opportunities for outdoor recreation, with Windmill Hill Golf Centre adding to the area's leisure facilities.

The wider Bletchley area offers further shopping, cafés and leisure amenities, alongside the historic Bletchley Park. Bletchley railway station provides connections to London Euston and Milton Keynes Central, while access to the A5 connects the area with the wider road network. Central Milton Keynes offers an extensive choice of shopping, restaurants and entertainment venues.

**ENTRANCE HALL**
Stairs to first floor. Radiator. Door to living room. Frosted double glazed window to front. Skimmed ceiling.

**LIVING ROOM 13'3" x 12'11" (4.06 x 3.95)**
Double glazed window to front. Radiator. Feature fireplace. Opening to dining room.

**DINING ROOM 9'4" x 11'1" (2.87 x 3.39)**
Double glazed window to rear. Radiator. Door to kitchen.

**KITCHEN 9'3" x 7'10" (2.84 x 2.40)**
Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer with mixer tap. Built in oven, four ring induction hob and extractor hood. Plumbing for washing machine and slimline dishwasher. Splash back tiling. Double glazed window to rear. Double glazed door to side. Tiled flooring. Under stairs storage cupboard. Radiator. Space for under counter fridge.

**FIRST FLOOR LANDING**
Doors to upstairs rooms. Double glazed window to side. Access to loft.

**BEDROOM ONE 9'0" x 11'11" (2.76 x 3.64)**
Double door built in cupboard. Double glazed window to front. Radiator.

**BEDROOM TWO 9'4" x 9'5" (2.87 x 2.89)**
Double glazed window to rear. Built in wardrobe. Radiator,

**BEDROOM THREE 8'11" x 7'0" (2.72 x 2.14)**
Measurements include the double door built in wardrobe above box bulk head. Double glazed window to front. Radiator.

**BATHROOM**
Re-fitted suite comprising panelled bath with shower over, low level wc and wash hand basin. Tiled walls. Frosted double glazed window to rear. Heated towel rail. Skimmed ceiling. Inset lighting. Extractor.

**REAR GARDEN**
Enclosed and laid mainly to lawn with substantial patio area. Wooden fence surround. Gated side access.

**FRONT GARDEN**
Substantial driveway with parking for several vehicles.

**SINGLE GARAGE**
Up and over door. Power and light.

**LOG CABIN**
Insulated log cabin with double glazed window and door. Power and lighting.

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

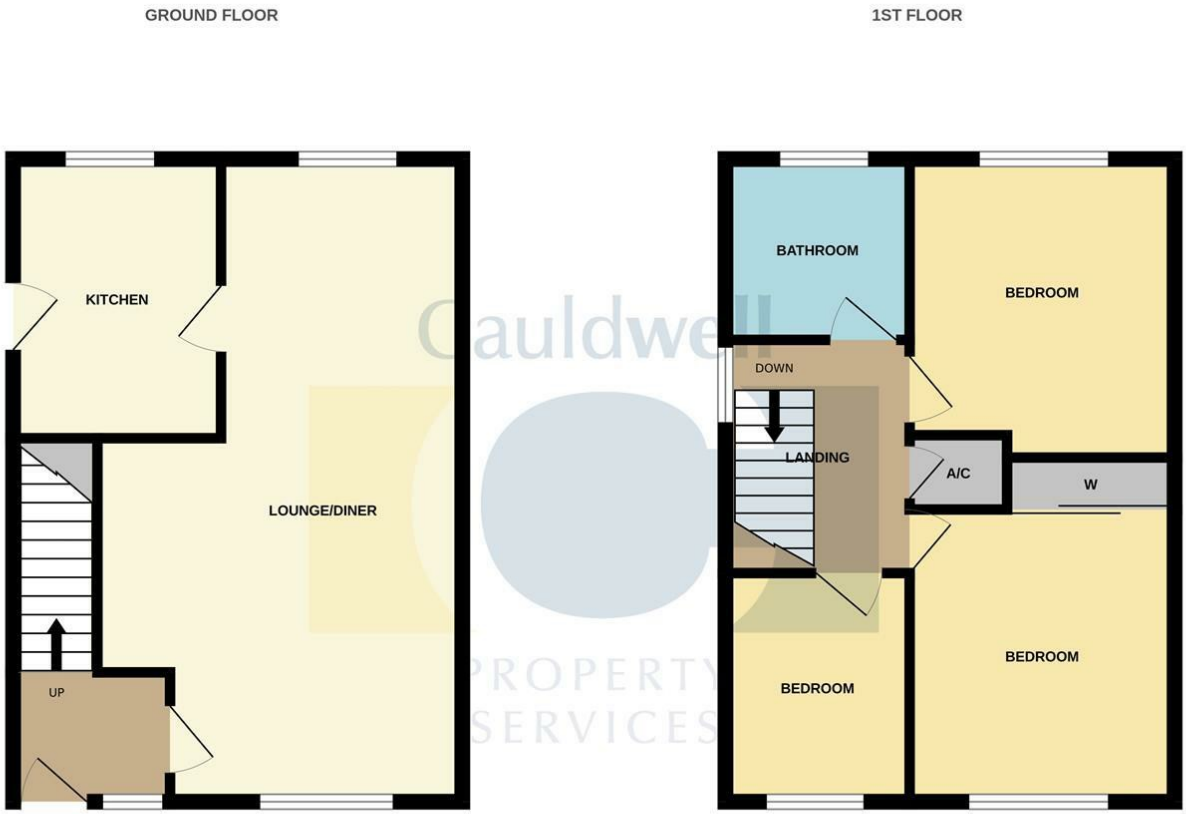
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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

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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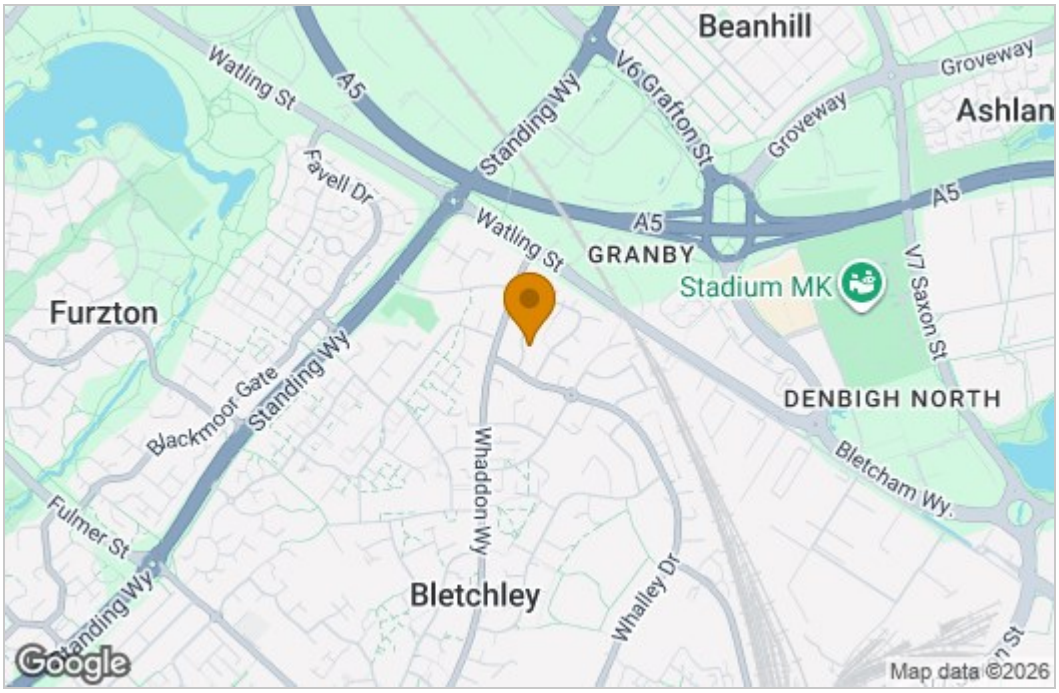
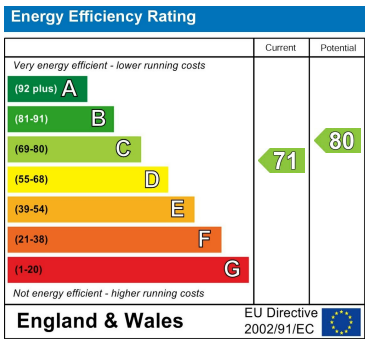
## Area Map




## Energy Efficiency Graph

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