



Cauldwell

PROPERTY SERVICES



18 Shaw Savill Way, Milton Keynes, MK10 7GL

£375,000

This well-presented three-bedroom end-of-terrace family home, located in the popular Brooklands area of Milton Keynes, has been lovingly maintained and enhanced by the current owners since new.

The ground floor features an entrance hall with access to a cloakroom, a modern fitted kitchen with integral white goods positioned at the front, and a spacious living/dining room extending across the rear of the property.

Upstairs, all three bedrooms are accessed from the landing. The main bedroom benefits from an en-suite shower room, while Bedroom 2 is notably generous in size compared with similar homes in the area. A well-appointed family bathroom serves the remaining two bedrooms.

Externally, the property boasts a larger-than-average rear garden, a small front garden, and the convenience of side-by-side parking for two vehicles at the rear.

The home is ideally situated within walking distance of schools for all ages, offers easy access to the Kingston Retail Shopping District, medical centre and is just a short journey from major motorway junctions and mainline train stations.

ENTRANCE HALL

Composite double glazed door to front. Tiled flooring Radiator. Stairs to first floor landing.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Extractor fan. Radiator. Tiled flooring.

KITCHEN 11'5" x 8'3" (3.48 x 2.53)

Double glazed window to front. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven, gas hob and extractor. Integral fridge freezer, dishwasher and washer dryer. Under cupboard lighting. Radiator. Tiled flooring. Wall mounted combination boiler.

LIVING/DINING ROOM 15'7" x 14'5" max (4.76 x 4.41 max)

Double glazed French doors and windows to rear. Two radiators. Television point. Understairs storage cupboard with internet point.

FIRST FLOOR LANDING

Dog leg stairs from entrance hall

BEDROOM ONE 10'9" x 9'4" (3.28 x 2.87)

Double glazed window to rear. Radiator. Fitted wardrobes. Door to ensuite.

ENSUITE

Double glazed obscure window to side. Double shower cubicle with electric shower, wash hand basin in vanity surround and close coupled wc. Electric shaver point. Heated towel rail. Extractor fan. Amtico flooring.

BEDROOM TWO 12'7" x 8'0" (3.86 x 2.44)

Double glazed window to front. Radiator. Built in wardrobe.

BEDROOM THREE 7'4" x 7'2" (2.24 x 2.20)

Double glazed window to front. Radiator. Access to part boarded loft space.

BATHROOM

Three piece suite comprising bath with mixer tap and shower over, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Amtico flooring.

FRONT GARDEN

Slate stone garden with fence surround.

REAR GARDEN

Rear width extended patio with lawn and decking area. Timber shed. Gated access to side. Garden lighting. Outside tap.

PARKING

Off road parking side by side to rear.

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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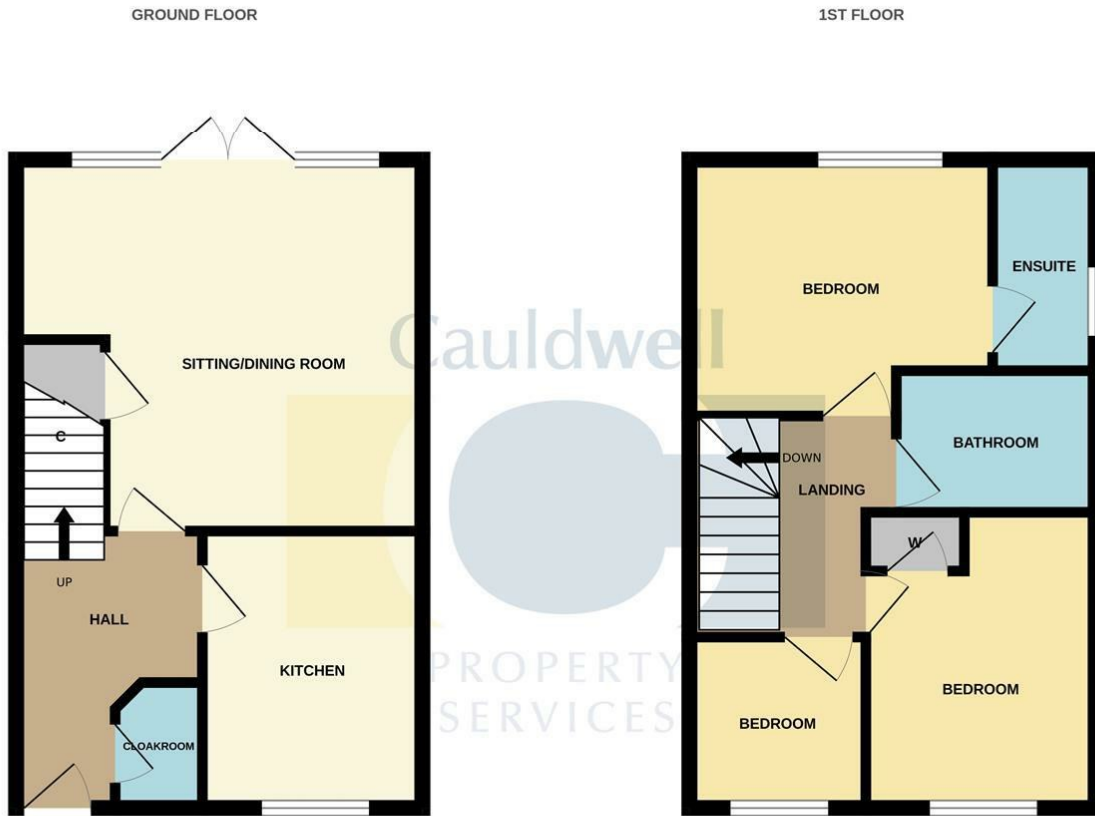
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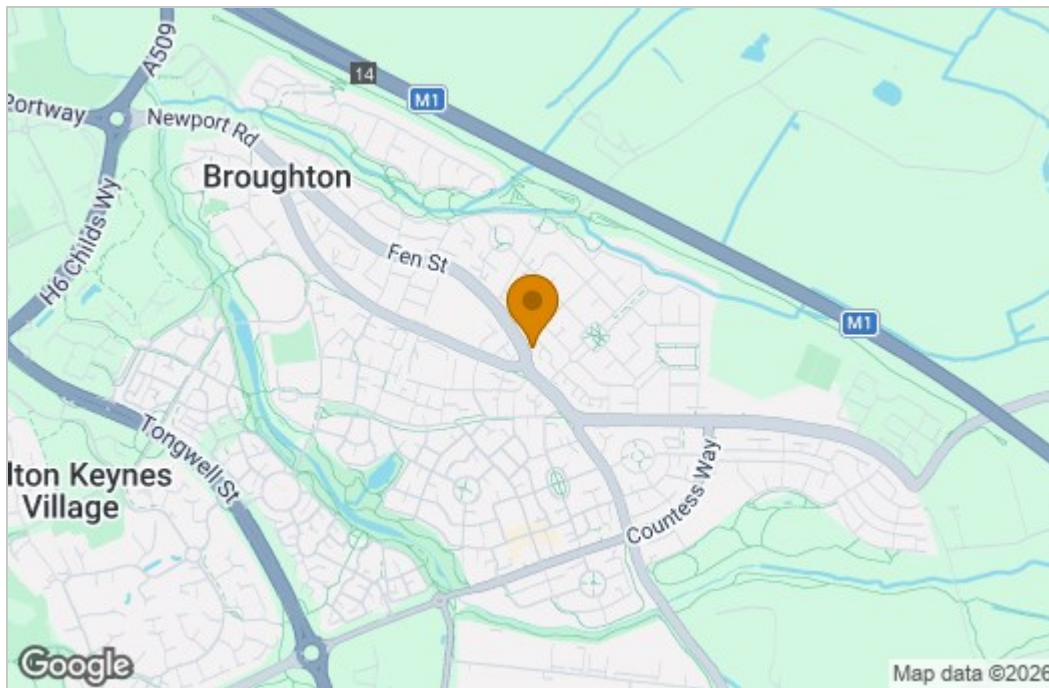
There is a management estate fee of approximately £200 per annum to be confirmed.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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