



# Cauldwell

PROPERTY SERVICES



## 5 Picton Street, Milton Keynes, MK4 4AU

**£425,000**

The property features a spacious and light-filled living room, enhanced by a bespoke built-in media wall and air conditioning, creating a comfortable and contemporary living space. To the rear, the stunning kitchen/dining room has been fully renovated and is finished to a high standard, complete with integrated appliances, Quartz work surfaces, and an instant boiling water tap—perfect for both everyday living and entertaining.

The accommodation comprises four well-proportioned and versatile bedrooms. One bedroom is currently used as a home gym, while another benefits from an adjoining study area, ideal for home working. The stylish family bathroom is thoughtfully designed and also incorporates a practical utility area. Further benefits include a ground floor cloakroom, excellent built-in storage throughout, air conditioning to the principal bedroom, and Velux windows on the upper floor allowing an abundance of natural light.

Externally, the property enjoys a sunny and private rear garden, ideal for outdoor dining and entertaining. To the front, there is a single garage with useful overhead storage and a particularly rare feature for Kingsmead—a generously sized driveway providing off-road parking for multiple vehicles.

Council tax band: D  
Energy rating: C

## **ENTRANCE HALL**

Front entrance door. Door to living room, kitchen/breakfast room and cloakroom. Under stair cupboard.

## **KITCHEN/DINING ROOM 18'6" x 8'7" (5.64 x 2.64)**

Fitted with a range of wall and base units with Quartz worksurfaces and upstands incorporating sink and drainer with mixer tap. Instant hot water tap. Built in oven and microwave oven, and induction hob. Integrated fridge freezer. Glass splash back. Double glazed windows to rear. Door to rear garden. Tiled flooring. Skimmed ceiling.

## **DINING AREA**

Double glazed window to rear. Tiled flooring. Radiator. Skimmed ceiling.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Frosted double glazed window to front.

## **LIVING ROOM 14'2" x 10'2" (4.34 x 3.10)**

Double glazed window to front and side. Built in media unit. Air conditioning. Radiator.

## **FIRST FLOOR LANDING**

Double glazed window to front. Stairs to second floor. Doors to bedrooms one, three and bathroom.

## **BEDROOM FOUR 10'0" x 8'2" (3.07 x 2.51)**

Double glazed window to front and rear. Built in wardrobes. Radiator. Skimmed ceiling.

## **STUDY 7'10" x 5'8" (2.39 x 1.73)**

Double glazed window to the front. Built in office furniture. Radiator.

## **BEDROOM THREE 9'3" x 8'0" (2.82 x 2.44)**

## **BATHROOM**

Three piece suite comprising panelled bath, low level wc and wash hand basin. Part panelled walls. Shaver point. Extractor. Frosted double glazed window to rear. Heated towel rail. Utility unit with space for washing machine and tumble dryer.

## **SECOND FLOOR LANDING**

Doors to bedroom two, four and shower room. Double glazed window to front.

## **BEDROOM ONE 14'4" x 10'2" (4.37 x 3.10)**

Double glazed Velux window to the front and rear. Built in wardrobes. Loft access. Air conditioning. Radiator.

## **BEDROOM TWO 9'3" x 8'2" (2.82 x 2.49)**

Velux window to rear. Radiator.

## **SHOWER ROOM**

Three piece suite comprising panelled double

shower, low level wc and wash hand basin. Part tiled walls and flooring. Extractor. Skimmed ceiling. Heated towel rail.

## **REAR GARDEN**

Enclosed with patio and wooden fence surround. Gated side access.

## **SINGLE GARAGE**

Up and over door. Power and light. Hardstanding driveway in front for three cars.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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Floor Plan



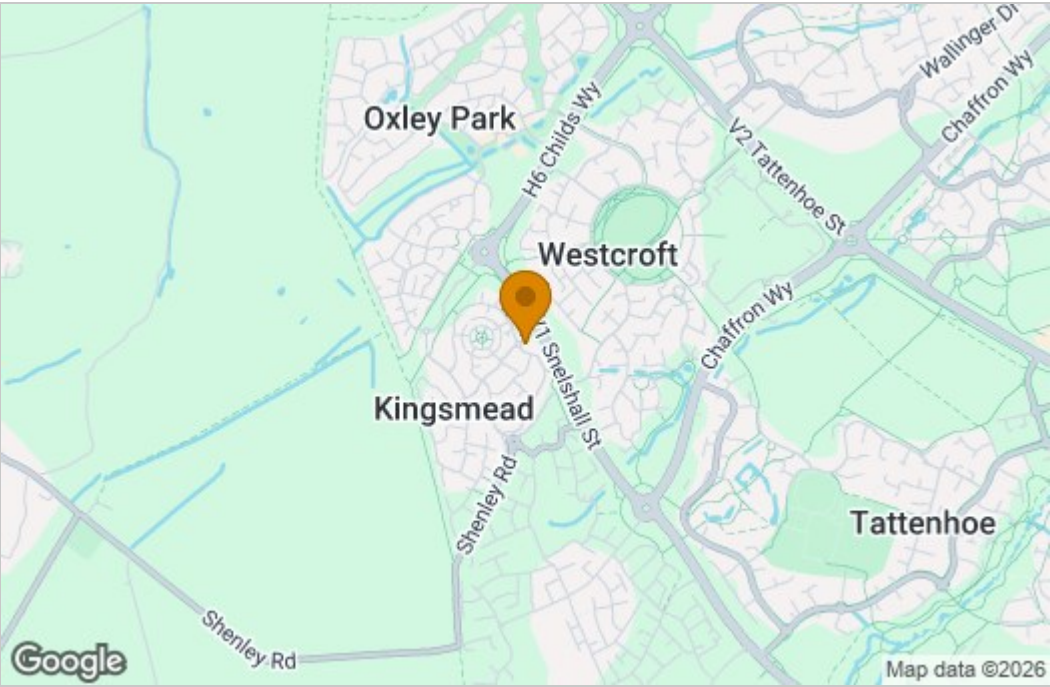
PROPERTY

TOTAL FLOOR AREA : 1109sq.ft. (103.0 sq.m.) approx.

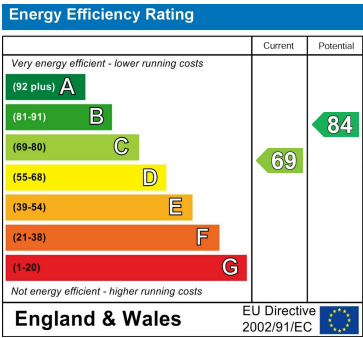
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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