

Cauldwell

PROPERTY SERVICES



57 Favell Drive, Milton Keynes, MK4 1AX

£400,000

Cauldwell welcome to an exceptional 3/4 bedroom detached home nestled in the sought after location of Furzton. This residence offers a perfect versatile living space and convenient amenities, making it an ideal home for modern family living.

The heart of the home is the well-appointed kitchen with stylish finishes. Adjacent is the dining area which offers a perfect setting for family gatherings, with sliding doors leading to the conservatory and intern the southerly facing rear garden, seamlessly blending indoor and outdoor living. The garage has been tastefully converted to offer either a study or a potential fourth bedroom to adapt or suit your family's needs. Upstairs there are three well presented bedrooms and a recently refitted, four piece family bathroom has been finished to a high standard with a tasteful design.

Outside, the South Westerly rear garden offers a peaceful retreat for outdoor activities and relaxation. Enjoy summer barbecues on the patio or gatherings for cozy evenings under the stars.

Conveniently located in Furzton, towards the south west of Milton Keynes, within easy access of the A421 taking you to M1 J13 or the M40. This location is popular with commuters and families alike, as it is approximately 3 miles to MK railway station and in the catchment for Shenley Brook End Secondary school. Furzton has many green spaces including Tattenhoe Valley Park, which runs through the centre of the estate and into Furzton Lake. The lake has a pub/restaurant which overlooks it and will soon be home to an adventure golf course and café. There are two local shopping areas in Furzton, one to the north which has a Tesco express, Hairdressers, Beauty Salon, Fish and Chip Shop, Chinese takeaway, Pharmacy, Doctors and a Dentist. Council tax band C. Energy rating C.

ENTRANCE PORCH



Front entrance door. Door to living room. Radiator. Frosted double glazed window to front.

LIVING ROOM 14'2" x 10'10" (4.33 x 3.32)



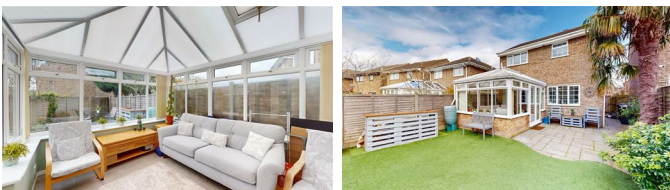
Double glazed window to front. Radiator. Arch to dining room. Stairs to first floor. Feature fireplace and surround. Skimmed ceiling with inset lighting. Wall lights.

DINING ROOM 10'9" x 8'2" (3.30 x 2.51)



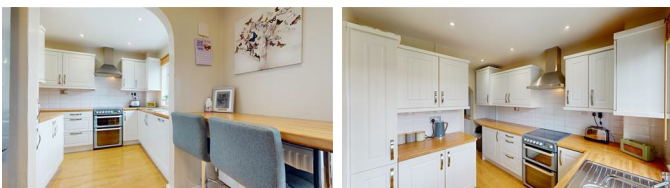
Sliding double glazed door to conservatory. Arch to kitchen. Breakfast bar. Radiator. Skimmed ceiling with inset lighting.

CONSERVATORY 12'1" x 9'7" (3.70 x 2.93)



Brick and UPVC double glazed construction. Power and lighting. Double glazed French doors leading to rear garden. Tiled flooring.

KITCHEN 8'3" x 11'5" (2.52 x 3.50)



'L' shaped including understairs storage cupboard

Arch to utility room. Fitted with a range of soft close wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer and mixer tap. Space for freestanding cooker with stainless steel extractor hood. Built in dishwasher. Splash back tiling.

UTILITY ROOM 8'0" x 5'10" (2.44 x 1.80m)

Fitted with base units and roll top worksurfaces. Plumbing for washing machine and space for tumble dryer. Extractor. Door to study/bedroom four.

BEDROOM FOUR/STUDY 10'7" x 7'11" max (3.25 x 2.42 max)



Formerly the garage. Double glazed window to front. Double paneled radiator. Skimmed ceiling.

FIRST FLOOR LANDING

Doors to all upstairs rooms. Skimmed ceiling with inset lighting. Loft access.

BEDROOM ONE 11'11" x 10'10" (3.64 x 3.32)



Double glazed window to rear. Radiator. Tv point.

BEDROOM TWO 10'9" x 8'4" to 10'8" (3.30 x 2.55 to 3.27)



Double glazed window to front. Radiator.

BEDROOM THREE 8'4" x 8'5" (2.55 x 2.58)



Double glazed window to front. Radiator.

BATHROOM



Re-fitted four piece suite comprising panelled bath with shower attachment, walk in double tiled shower cubicle, low level wc and wash hand basin. Feature radiator. Half tiled walls. Frosted double glazed window to rear. Skimmed ceiling with inset lighting. Extractor fan. LED mirror.

FRONT GARDEN



Laid to lawn with double width block paved driveway for 3 cars.

REAR GARDEN



Enclosed and laid mainly to artificial lawn with two patio areas. Wooden fence surround. Gated side access. Outside tap. South Westerly facing.

Additional information

The seller have informed us that the boiler was replaced in 2020.

COUNCIL TAX BAND

Council tax band C. Sourced from <https://www.gov.uk/council-tax-bands>

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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Floor Plan

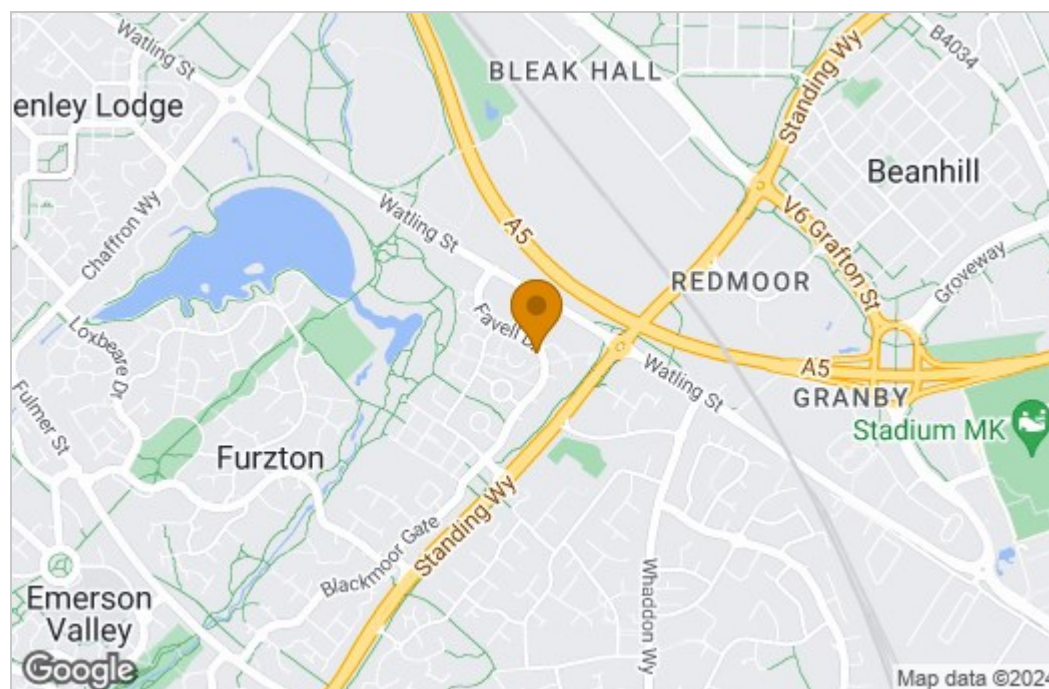


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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