



# Cauldwell

PROPERTY SERVICES



## 88 Faraday Drive, Milton Keynes, MK5 7HQ

**£375,000**

FOUR-BEDROOM FAMILY HOME IN SHENLEY LODGE – NO UPPER CHAIN

Cauldwell Property Services are delighted to offer for sale this spacious and well-presented four-bedroom, three-story home in the sought-after Shenley Lodge area of Milton Keynes. Boasting a thoughtfully designed layout, this property provides ample living space for a growing family.

Upon entering, you are welcomed by a generous entrance hall leading to a well-appointed kitchen/dining room, a convenient utility room, and a downstairs cloakroom.

The first floor features a bright and airy living room with a balcony to the rear, offering an elegant space to relax. The principal bedroom benefits from a refitted en-suite, while three further bedrooms are complemented by a modern refitted four-piece family bathroom.

Externally, the property includes a garage, driveway, and the added benefit of no upper chain, making for a smooth and hassle-free move.

## **ENTRANCE HALL**

Entrance door. Stairs to first floor. Door to kitchen/dining room and cloakroom. Radiator

## **CLOAKROOM**

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

## **KITCHEN/DINING ROOM 17'3" x 16'1" max (5.27 x 4.91 max)**

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Built in double oven, four ring hob and extractor. Built in dishwasher and under counter fridge. Two radiators. Coving to skimmed ceiling. Under stairs storage cupboard. Double glazed window and French doors to rear. Door to utility room.

## **UTILITY ROOM 9'5" x 5'9" (2.88 x 1.76)**

Fitted with base units and worksurface. Plumbing for washing machine and space for tumble dryer. Wall mounted boiler. Splash back tiling. Double glazed window to rear. Radiator. Coving to skimmed ceiling. Service door to garage.

## **FIRST FLOOR LANDING**

Stairs to second floor. Airing cupboard housing water tank. Door to living room, bedroom one and bedroom four. Radiator. Skimmed ceiling. Double glazed window to front.

## **LIVING ROOM 18'9" x 11'5" (5.73 x 3.49)**

Double glazed window to rear. Double glazed French doors with windows to either side to balcony. Fireplace and surround. Two radiators. Coving to skimmed ceiling.

## **BEDROOM ONE 10'9" x 10'7" (3.29 x 3.24)**

Two single door built in cupboards. Skimmed ceiling. Double panelled radiator. Double glazed French doors and windows to Juliette balcony to front. Skimmed ceiling. Door to ensuite.

## **ENSUITE**

Re-fitted three piece suite comprising shower cubicle with wall mounted shower. low level wc and wash hand basin with vanity surround. Part tiled walls. Tiled flooring. Heated towel rail. Skimmed ceiling. Extractor.

## **BEDROOM FOUR 10'11" x 8'8" (3.35 x 2.66)**

Unusual shaped room  
Double glazed window to rear. Radiator Skimmed ceiling.

## **SECOND FLOOR LANDING**

Doors to bedroom two, three and bathroom.

## **BATHROOM**

Re-fitted four piece suite comprising panelled bath

with shower attachment, walk in shower cubicle and wall mounted shower. low level wc and wash and basin. Double glazed sky light to rear. Skimmed ceiling. Inset lighting. Tiled flooring and walls. Heated towel rail.

## **BEDROOM TWO 14'0" x 9'3" (4.27 x 2.83)**

Two double glazed sky lights to front. Two radiators.

## **BEDROOM THREE 9'3" x 14'0" (2.84 x 4.28)**

Restricted head height  
Double glazed sky light to rear. Radiator.

## **OUTSIDE REAR COURTYARD**

Laid mainly to patio with wrought iron fence. Outside lighting.

## **FRONT GARDEN**

Laid to pebble. Hardstanding driveway.

## **SINGLE GARAGE**

Up and over door. Power and light. Path to front door with storm porch over.

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.

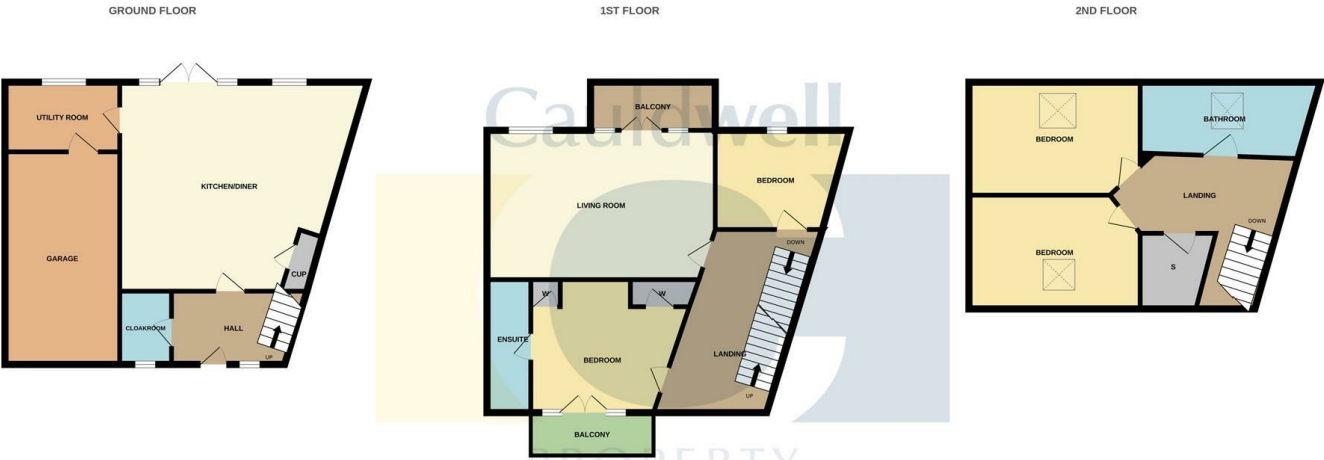
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Floor Plan

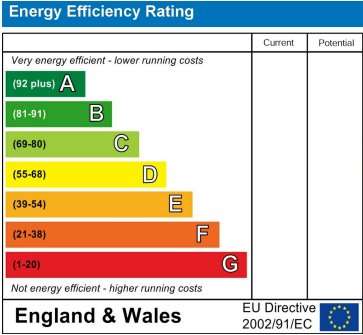


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Area Map



Energy Efficiency Graph



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