



# Cauldwell

PROPERTY SERVICES



## 51 Gramwell, Shenley Church End, MK5 6DG

### £375,000

FOR SALE – NO UPPER CHAIN

Extended Three-Bedroom Detached Home | Unique Split-Level Design | Immaculate Condition

Cauldwell Property Services are delighted to offer for sale this beautifully presented and extended three-bedroom detached home, situated in the highly desirable location of Shenley Church End, Milton Keynes — a sought-after area known for excellent schools, local amenities, and great transport links.

This unique split-level property offers spacious and versatile living, comprising:

- Entrance hall
- Bright and airy living room
- Modern kitchen
- Spacious kitchen/dining/family room set within the extension — perfect for entertaining and family living
- Three well-proportioned bedrooms

## **ENTRANCE PORCH**

Front entrance door. Double glazed French doors and windows to front and side. Tiled flooring. Door to entrance hall.

## **ENTRANCE HALL**

Stairs to first floor and ground floor. Door to bedroom three. Radiator.

## **BEDROOM THREE 8'11" x 5'8" (2.74 x 1.73)**

Double glazed port hole window to side.

## **LIVING ROOM 12'7" x 12'9" (3.86 x 3.89)**

Stairs down from entrance hall. Feature fireplace and surround. Double panelled radiator. Laminate flooring. Coving to skimmed ceiling with inset lighting. Door to extension and kitchen. Understairs storage cupboard.

## **DINING ROOM EXTENSION 17'8" x 8'5" (5.41 x 2.59)**

Triple aspect with double glazed windows to side and rear. Double glazed French doors to rear. Skimmed ceiling with inset lighting. Radiator.

## **KITCHEN 16'9" x 8'7" (5.13 x 2.62)**

Recess area. Re-fitted with a range of wall and base units with worksurfaces incorporating sink and drainer with mixer tap. Built in double oven, five ring hob and stainless steel extractor hood. Built in fridge freezer, washing machine and dishwasher. Two double glazed windows to side. Coving to skimmed ceiling with inset lights. Splash back tiling. Opening to extension.

## **FIRST FLOOR LANDING**

Doors to master bedroom, bedroom two and bathroom. Loft access.

## **BEDROOM ONE 12'4" x 9'8" (3.76 x 2.95)**

Double glazed window to rear. Radiator.

## **BEDROOM TWO 12'9" x 8'0" (3.89 x 2.44)**

Double glazed window to rear. Coving to skimmed ceiling. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath with central taps and shower attachment, low level wc and wash hand basin. Tiled flooring and walls. Double glazed sky light. Frosted double glazed window to side. Airing cupboard. Radiator. Shaver

## **REAR GARDEN**

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.

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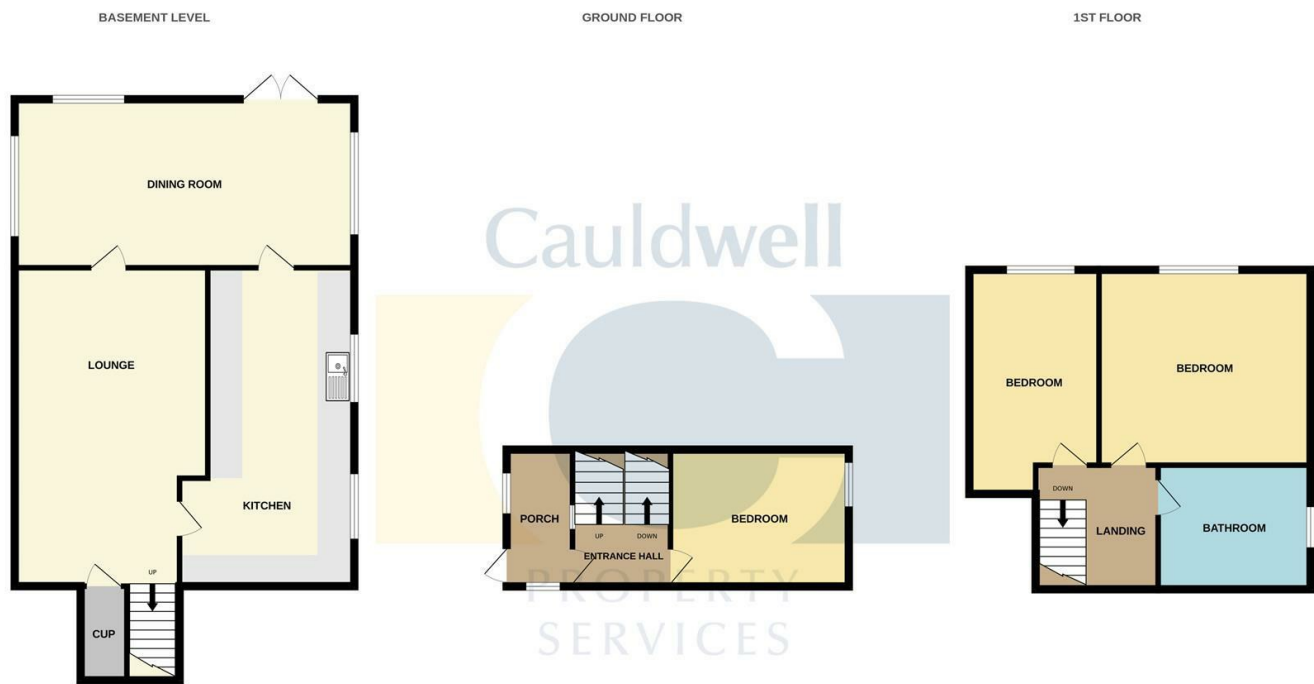
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Floor Plan

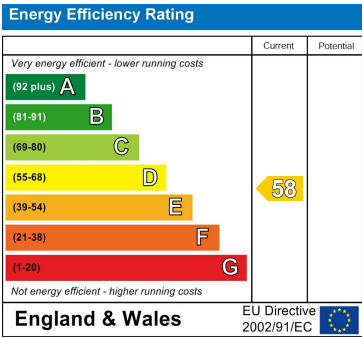


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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