



## 34 Chetwode Avenue, Milton Keynes, MK10 9EJ Offers Over £550,000

CAULDWELL are delighted to present this stunning and substantially extended four-bedroom detached home, situated in the highly sought-after area of Monkston, Milton Keynes. This exceptional property boasts a high-quality finish throughout and has been thoughtfully enhanced to create an outstanding living space for modern family life.

The impressive extension offers a spectacular open-plan kitchen/dining/family room with premium fittings, vaulted ceiling, and electric skylights, flooding the space with natural light. The ground floor also features a welcoming entrance hall, bright living room, downstairs cloakroom, and a useful utility room.

Upstairs comprises four well-proportioned bedrooms, including a principal bedroom with a stylish en-suite, and a re-fitted contemporary family bathroom.

Externally, the property enjoys a premium block-paved front driveway leading to a single garage and a stunning rear garden.

Located within close proximity to local shops, highly regarded schools, and excellent transport links, this home perfectly blends luxury, comfort, and convenience.

Council tax band: E  
Energy rating: C

## **ENTRANCE HALL**

Front entrance door. Stairs to first floor. Doors to kitchen/family/dining room. Door to living room. Door to cloakroom. Double glazed window to side. Two radiators.

## **CLOAKROOM**

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

## **LIVING ROOM 16'9" x 10'3" (5.13 x 3.13)**

Double glazed window to front. Two radiators. Coving to textured ceiling.

## **KITCHEN/DINING ROOM 15'8" x 14'6" (4.79 x 4.44)**

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit and Butler style sink. Aga. Built in dishwasher and fridge freezer. Central island unit. Skimmed ceiling. Inset lighting. Splash back tiling. Double glazed window to side. Opening to extended family room. Door to utility room. Double glazed French doors to rear. Two radiators.

## **UTILITY ROOM 8'6" x 5'11" (2.61 x 1.81)**

Re-fitted with a range of wall and base units with Butler style sink and drainer. Wall mounted boiler. Plumbing for washing machine. Double glazed window and door to rear. Feature radiator. Door to garage.

## **FAMILY ROOM 11'9" x 9'7" (3.59 x 2.94)**

Into extension.

Dual aspect room with double glazed French doors to side and rear. Vaulted ceiling with double glazed remote control skylights. Radiator. Skimmed ceiling. Inset lighting.

## **FIRST FLOOR LANDING**

Doors to all rooms. Radiator. Airing cupboard housing water tank. Access to loft.

## **BEDROOM ONE 14'4" x 9'7" (4.37 x 2.93)**

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

## **ENSUITE**

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Part tiled walls. Frosted double glazed window to side. Extractor fan. Radiator.

## **BEDROOM TWO 9'8" x 9'10" (2.95 x 3.0)**

Double glazed window to rear. Radiator.

## **BEDROOM THREE 8'6" x 12'4" (2.60 x 3.78)**

Restricted head height. Double glazed sky light to rear. Double panelled radiator.

## **BEDROOM FOUR 8'3" x 7'0" (2.53 x 2.14)**

Double glazed window to front. Radiator.

## **RE-FITTED FAMILY BATHROOM**

Re-fitted suite comprising panelled bath with shower over, low level wc and wash hand basin. Part tiled walls. Towel radiator. Skimmed ceiling with inset lighting. Shaver point. Extractor. Frosted double glazed window to rear.

## **REAR GARDEN**

Enclosed and laid mainly to lawn with block paved patio area and decking area. Wooden fence surround. Outside lighting and tap. Gated side access. Outside power.

## **FRONT GARDEN**

Block paved driveway leading to single garage. Hedgerow surround. Storm porch.

## **SINGLE GARAGE**

Up and over door.

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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All clients are subject to identity and source of funds checks. We use a third party company to complete

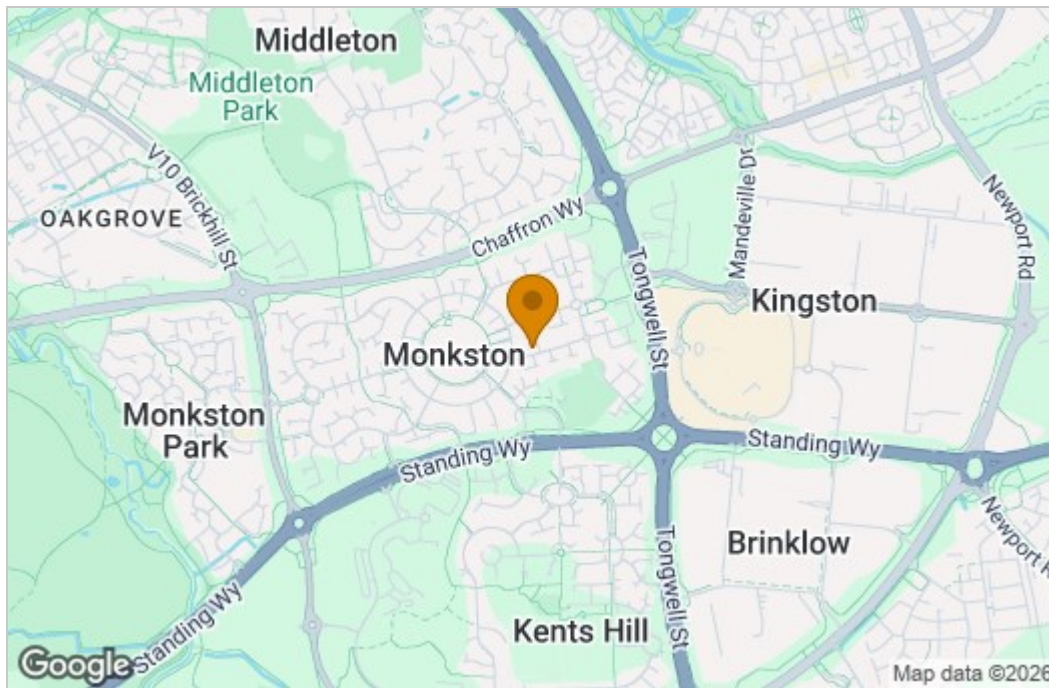
these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

# Floor Plan

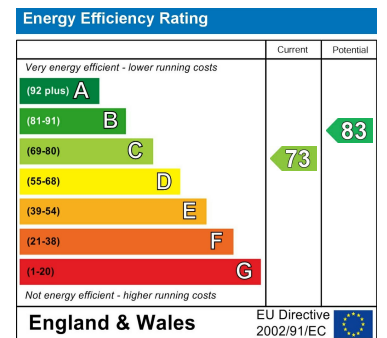


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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