



# Cauldwell

PROPERTY SERVICES



## 14 Maldives Terrace, Milton Keynes, MK3 5GT

**£279,995**

A modern two double bedroom semi detached property with an EN-SUITE SHOWER ROOM, situated in the sought after location of Newton Leys which benefits from being in CLOSE PROXIMITY TO WILLOW LAKE and LOCAL AMENITIES. This wonderful property briefly comprises; DOWNSTAIRS CLOAKROOM, kitchen with integrated appliances and an open plan lounge/dining room with French doors leading to the rear garden. On the first floor there are two double bedrooms, EN-SUITE TO PRINCIPLE BEDROOM and bathroom with a shower. Outside there are front and rear gardens with driveway. This welcoming home is available with no upward chain. Council tax band C. Energy Rating: B

Situated within the popular modern development of Newton Leys it is within close proximity to local shops and amenities with excellent road links to the A5 and the A4146 bypass towards Leighton Buzzard and Aylesbury. The property makes an ideal family home and falls under the Royal Latin Grammar school in Buckingham as well as being accessible distance to a few of the other Bucks grammar schools.

Council tax band: C  
Energy rating: C

## **ENTRANCE**

Entrance through front door into entrance hall. Door through to downstairs cloakroom. Storage cupboard which houses boiler. Opening through to open plan living space.

## **CLOAKROOM**

Two piece suite. Low level wc, wash hand basin with mixer tap and splash back tile. Frosted double glazed window to the front. Radiator.

## **OPEN PLAN LIVING SPACE**

Measurements include stairs leading to first floor. Double glazed French door and double glazed windows to either side to the rear. Double panelled radiator. Kitchen area is fitted with a range of wall and base units. Work surfaces incorporating a one and a half sink and drainer with mixer tap. Built in oven, four ring hob with extractor over. Space for fridge freezer. built in dishwasher. Double door cupboard houses with plumbing for washing machine. Splash back tiles. Extractor.

## **FIRST FLOOR LANDING**

Doors to all upstairs rooms. Loft access.

## **BEDROOM ONE 10'2" x 9'8" (3.12 x 2.97)**

Double glazed window to the rear. Radiator. Skimmed ceiling. Door to ensuite.

## **ENSUITE**

Three piece ensuite. Tiled shower cubical with wall mounted shower. Low level wc, wash hand basin with mixer tap and splash back tile, Radiator. Skimmed ceiling. Extractor.

## **BEDROOM TWO 8'3" x 10'11" (2.53 x 3.35)**

Two double glazed windows to the front. Double door built in cupboard. Radiator.

## **FAMILY BATHROOM**

Three piece suite. Panelled bath with mixer tap and shower over. Low level wc, wash hand basin with mixer tap and splash back tile. Radiator. Skimmed ceiling.

## **REAR GARDEN**

Enclosed rear garden laid mainly to lawn. Patio area. Gated side access. Shed.

## **SIDE**

Hard standing driveway and parking for several vehicles.

## **FRONT**

Storm porch. Path leading to front 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

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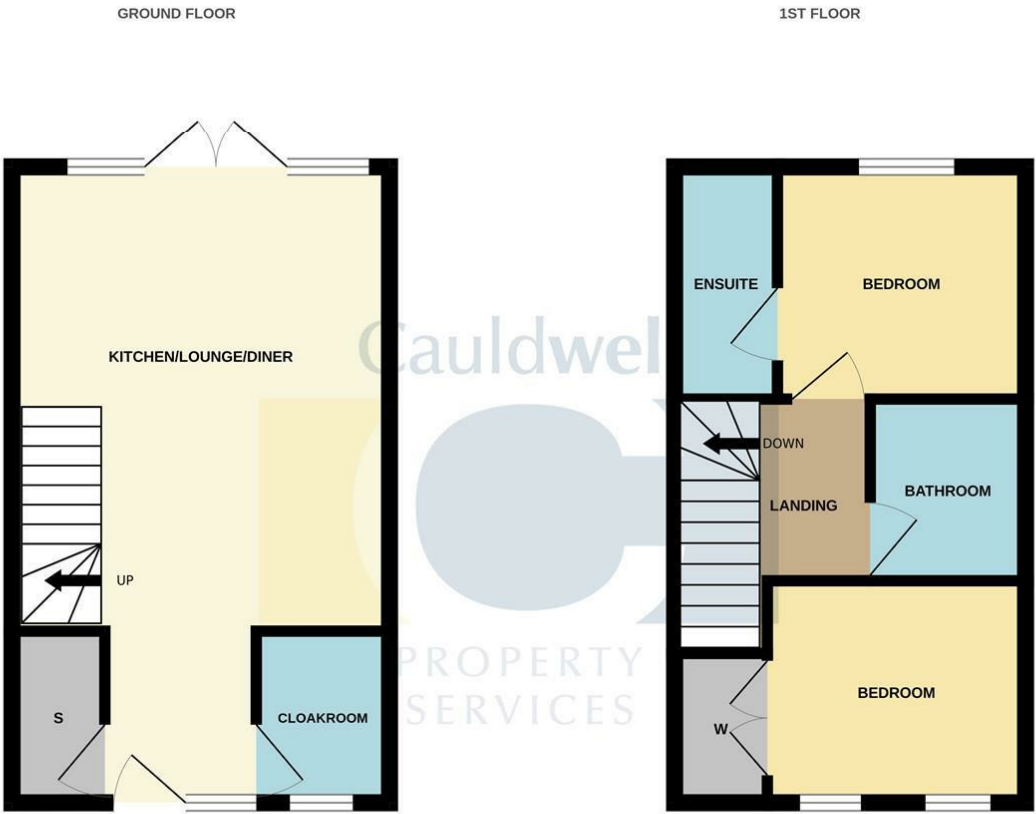
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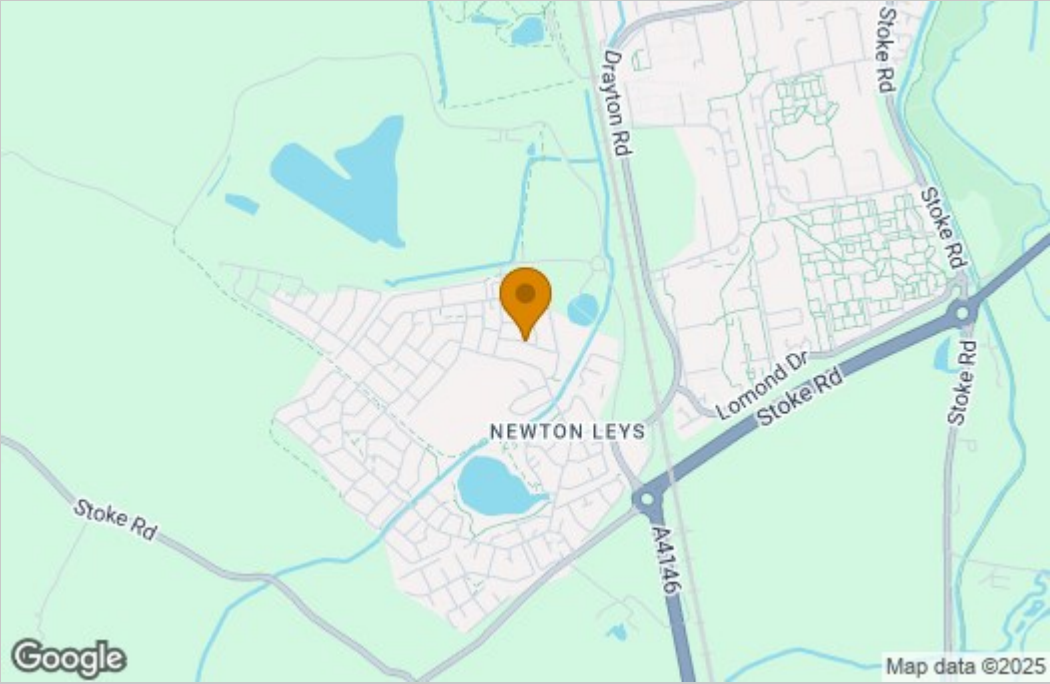


Floor Plan

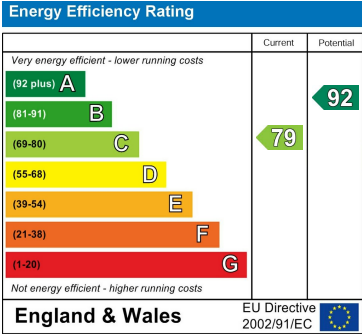


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Area Map



Energy Efficiency Graph



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