



Cauldwell

PROPERTY SERVICES



17 Hartington Grove, Milton Keynes, MK4 2EP

£500,000

Cauldwell Property Services are delighted to offer for sale this executive detached bungalow, nestled within a quiet cul-de-sac in the highly sought-after Emerson Valley area.

This impressive home boasts a welcoming entrance hall, a spacious 19ft lounge/dining room, a well-appointed kitchen/breakfast room. The accommodation includes three double bedrooms, with the principle bedroom benefiting from an en-suite, as well as a refitted family wet room.

Externally, the property sits on a generous plot featuring a secluded rear garden, perfect for relaxation and outdoor entertaining. Further advantages include a double garage with driveway.

Emerson Valley is renowned for its leafy surroundings, peaceful residential streets, and well-kept open spaces. The area offers an excellent balance of tranquillity and convenience, with attractive parkland walks on the doorstep, respected local schools nearby, and easy access to Central Milton Keynes, road links, and everyday amenities. This particular cul-de-sac setting provides a lovely, private position, enhancing the appeal of this rarely available bungalow.

Council tax band: E
Energy rating: D

ENTRANCE HALL

Entrance door. Doors to rooms. Storage cupboard. Airing cupboard housing water tank. Access to loft. Coving to textured ceiling. Radiator. Frosted double glazed window to side.

LIVING ROOM 16'4"/246'0" x 13'1" (5/75 x 3.99)

Double doors. Double glazed window to front and rear. Double glazed French doors to rear. Two radiators. Feature fireplace and surround. Coving to textured ceiling.

KITCHEN 11'9" x 10'9" (3.59 x 3.29)

Double glazed window to rear. Double glazed door to side. Fitted with wall and base units with worksurfaces incorporating one and half bowl sink drainer with mixer tap. Built in oven with four ring hob and extractor, under counter fridge. Plumbing for washing machine. Splash back tiling. Radiator.

BEDROOM ONE 11'2" x 13'7" (3.42 x 4.16)

Double glazed window to front. Radiator. Door to ensuite. Double door built in cupboard.

ENSUITE

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

BEDROOM TWO 11'5" x 10'5" (3.50 x 3.20)

Double glazed window to front. Radiator.

BEDROOM THREE 7'11" x 8'11" (2.42 x 2.74)

Double glazed window to side. Radiator.

WET ROOM

Wall mounted shower. Low level wc. Wash hand basin. Frosted double glazed window to side. Radiator. Extractor.

REAR GARDEN

Enclosed and laid to lawn with wooden fence surround. Tree flower and shrub borders. Gated side access.

FRONT GARDEN

Laid to lawn with hedgerow surround.

DOUBLE GARAGE

Double up and over doors. Power and light. Gated side access to garden.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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

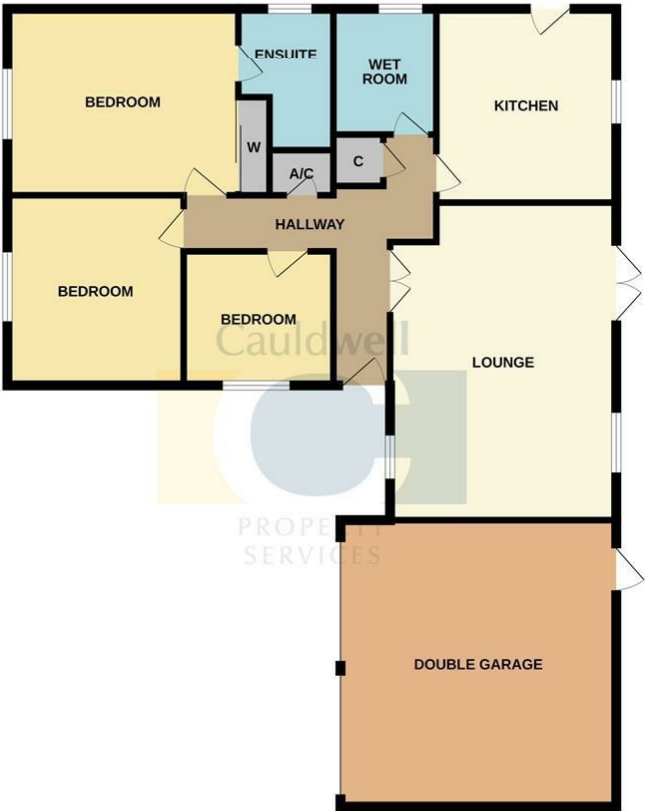
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Floor Plan

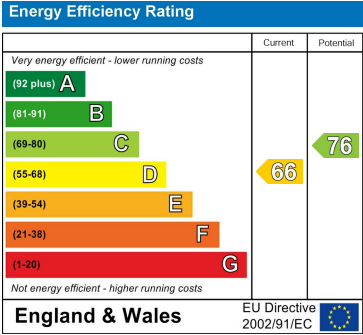


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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