



# Cauldwell

PROPERTY SERVICES



## 36 Great Denson, Milton Keynes, MK6 5AY

**£275,000**

Located in the popular residential area of Eaglestone, and within easy reach of Milton Keynes Hospital, this well presented three bedroom end-terrace home offers generous living space, off road parking and a private rear garden making it an excellent choice for first time buyers, hospital staff, families or investors. The ground floor features a bright and welcoming living room, ideal for everyday living, while the kitchen/dining room provides storage and workspace with room for family dining or entertaining. Doors open directly onto the rear garden, creating a practical and sociable layout.

Upstairs are three well-proportioned bedrooms, including a spacious main bedroom, along with a family bathroom.

Eaglestone is a well-established and sought-after area, particularly popular due to its proximity to Milton Keynes Hospital, as well as local shops and amenities, schools, central Milton Keynes and mainline train station with direct links to London which makes it an ideal location for commuters and healthcare professionals alike.

Energy rating: C  
Council tax band: B

## **ENTRANCE HALL**

UPVC double glazed door to front. Radiator. Stairs to first floor landing with understairs storage cupboard.

## **CLOAKROOM**

Double glazed window to front. Two piece suite comprising close coupled wc and wash hand basin.

## **KITCHEN/DINING ROOM 21'5" x 8'9" (6.55 x 2.69)**

Double glazed window to front. Double glazed patio doors to rear. Fitted wall and base units with worksurfaces incorporating sink drainer and mixer tap. Gas oven. Plumbing for washing machine. Space for fridge freezer. Wall mounted combination boiler. Radiator. Storage cupboard. Door to living room.

## **LIVING ROOM 12'5" x 12'2" (3.79 x 3.72)**

Double glazed window to rear. Radiator. Television point.

## **FIRST FLOOR LANDING**

Stairs from entrance hall. Airing cupboard. Access to loft space.

## **BEDROOM ONE 12'3" x 10'5" (3.74 x 3.19)**

Double glazed window to rear. Radiator. Built in storage cupboard.

## **BEDROOM TWO 10'9" x 11'5" max into recess (3.29 x 3.48 max into recess)**

Double glazed window to rear. Radiator.

## **BEDROOM THREE 9'9" x 6'8" (2.99 x 2.04)**

Double glazed window to front. Radiator.

## **BATHROOM**

Double glazed window to front. Three piece suite comprising bath with mixer tap and shower over, wash hand basin and close coupled wc. Radiator

## **FRONT GARDEN**

Block paved driveway parking for one car.

## **REAR GARDEN**

Mainly to lawn with patio area. Timber shed.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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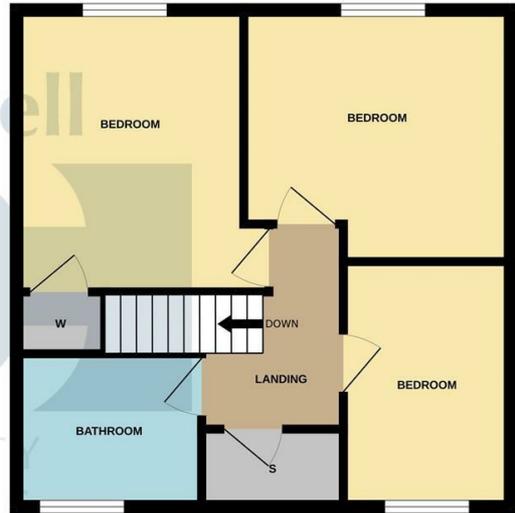
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# Floor Plan

GROUND FLOOR



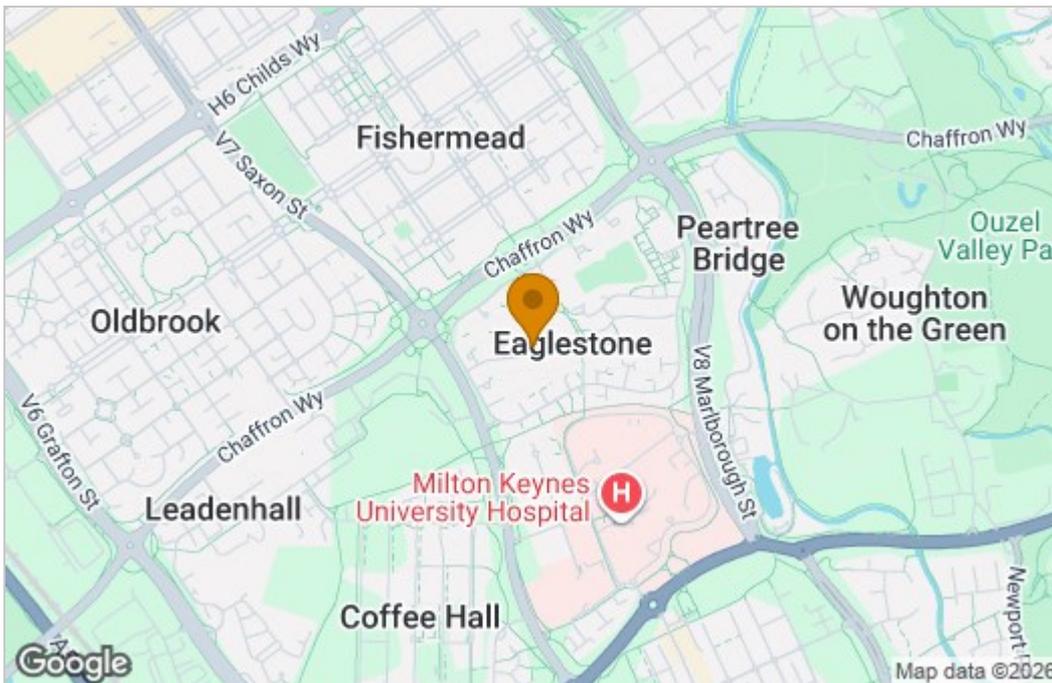
1ST FLOOR



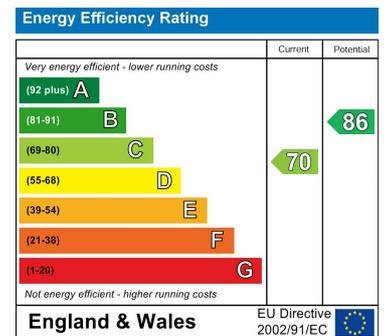
TOTAL FLOOR AREA : 915sq.ft. (85.0 sq.m.) approx.

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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