



# Cauldwell

PROPERTY SERVICES



## 24A Clifton Moor, Milton Keynes, MK5 6FZ Offers Over £450,000

CAULDWELL are delighted to offer for sale this spacious five-bedroom townhouse, pleasantly situated within a quiet cul-de-sac on the popular Oakhill development.

This generous home benefits from a refitted kitchen/breakfast room, spacious and versatile living areas, and a separate snug/home office, making it ideally suited to modern family life. Further features include five well-proportioned bedrooms, an en-suite to the principal bedroom, and a single garage with driveway parking.

In further detail, the accommodation comprises an entrance hall, refitted kitchen/dining room, utility room, dining room/snug and a downstairs cloakroom to the ground floor. To the first floor there is a bright and spacious living room along with bedrooms four and five, offering flexibility for guests, children or home working. The second floor hosts the principal bedroom with en-suite shower room, two further bedrooms and a family bathroom.

#### Location – Oakhill

Oakhill lies on the far western side of Milton Keynes and is a well regarded residential area known for its family-friendly environment and excellent local amenities. The nearby Westcroft Centre provides a large supermarket.

## **ENTRANCE HALL**

Stairs to first floor. Door to dining room and study. Door to cloakroom and kitchen/breakfast room.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Part tiled walls. Tiled flooring. Understairs storage cupboard. Skimmed ceiling. Extractor.

## **KITCHEN/BREAKFAST ROOM 19'4" x 9'5" (5.90 x 2.89)**

Re-fitted with a range of soft close wall and base units with worksurfaces incorporating one and half bowl sink drainer. Built in oven, four ring hob and extractor hood. Built in fridge freezer and dishwasher. Splash back tiling. Breakfast bar. Door to utility room. Double glazed French doors and double glazed windows to either side to rear. Skimmed ceiling with inset lighting. Radiator.

## **UTILITY ROOM**

Wall and base units with worksurfaces incorporating sink drainer. Plumbing for washing machine and space for tumble dryer. Tiled flooring. Wall mounted boiler. Double glazed door to rear.

## **DINING ROOM/STUDY 12'10" x 11'8" (3.93 x 3.58)**

Double glazed bay window to front. Coving to skimmed ceiling. Radiator.

## **FIRST FLOOR LANDING**

Stairs to second floor Door to living room, bedroom two and four. Coving to skimmed ceiling. Understairs storage cupboard

## **LIVING ROOM 14'2" to 10'7" x 15'10" to 9'3" (4.34 to 3.24 x 4.84 to 2.83)**

Three double glazed windows to front. Coving to skimmed ceiling. Radiator. Feature fireplace and surround.

## **BEDROOM TWO 8'11" x 10'10" (2.74 x 3.31)**

Double glazed window to rear. Radiator. Three door built in wardrobe.

## **BEDROOM FOUR 10'9" x 6'7" (3.29 x 2.01)**

Double glazed window to rear. Radiator

## **SECOND FLOOR LANDING**

Radiator. Loft access. Airing cupboard.

## **BEDROOM ONE 13'10" x 10'5" (4.24 x 3.20)**

Double door built in cupboard. Further built in cupboard. Double glazed window to front. Radiator. Coving to skimmed ceiling.

## **ENSUITE**

Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Part tiled walls.

Skimmed ceiling with inset lighting. Extractor. Frosted double glazed window to front.

## **BEDROOM FIVE 9'9" x 6'7" (2.99 x 2.02)**

Double glazed window to rear. Radiator. Double door built in wardrobe. Coving to skimmed ceiling.

## **BEDROOM THREE 10'11" x 8'11" (3.34 x 2.74)**

Double glazed window to rear. Coving to skimmed ceiling. Built in wardrobe.

## **BATHROOM**

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Part tiled walls. Tiled flooring Shaver point. Extractor. Skimmed ceiling Radiator. Tiled flooring.

## **REAR GARDEN**

All measurements are approximate.

The area measurements are taken from the government EPC register.

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Photographs may be digitally enhanced for presentation purposes, including lighting and

cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

# Floor Plan



TOTAL FLOOR AREA : 1442sq.ft. (134.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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