



Cauldwell

PROPERTY SERVICES



63 Kents Road, Milton Keynes, MK14 6BA £325,000

CAULDWELL are delighted to offer for sale this stunning three-bedroom semi-detached home, situated in the sought-after location of Stantonbury, Milton Keynes.

This beautifully presented property offers well-proportioned accommodation throughout and benefits from a fitted kitchen, modern bathroom, front and rear gardens, garage and driveway parking.

The accommodation briefly comprises; entrance hall, spacious living room, and a well-appointed fitted kitchen/dining area overlooking the rear garden. On the first floor, there are three good-sized bedrooms and a family bathroom.

Externally, the property boasts a private rear garden, ideal for entertaining, along with a front garden, driveway providing off-road parking and access to a garage.

This property would make an ideal family home or investment purchase, offering both space and convenience in a well-established residential setting.

Stantonbury is a well-established residential area located to the north of Central Milton Keynes, offering excellent access to a range of local amenities and transport links. The area is primarily residential but benefits

ENTRANCE

Entrance through front door into entrance hall. Stairs to first floor. Radiator. Door to living room.

LIVING ROOM 11'10" x 15'1" (3.61 x 4.60)

Double glazed window to the front. Radiator. Skimmed ceiling with inset lighting. Door through to kitchen diner.

KITCHEN DINER 15'1" x 10'5" (4.60 x 3.20)

Refitted kitchen fitted with a range of wall and base units, Straight edge work surface incorporating a sink and drainer with mixer tap. Built in oven. Five ring gas hob and feature extractor. Built in microwave. Space for fridge freezer. Plumbing for washing machine. Double glazed door to side. Double glazed window to rear. Double glazed French doors to the rear. Skimmed ceiling with inset lighting. Tiled floor. Part tiled walls.

FIRST FLOOR LANDING

Doors leading to all upstairs rooms. Airing cupboard. Loft access. Double glazed window to the side.

BEDROOM ONE 15'0" x 8'9" (4.59 x 2.67)

Measurements include fitted four door wardrobe. Double glazed window to the front. Skimmed ceiling with inset lighting. Radiator.

BEDROOM TWO 10'10" x 8'4" (3.31 x 2.55)

Double glazed window to the rear. Skimmed ceiling with inset lighting.

BEDROOM THREE 9'8" x 6'1" (2.97 x 1.87)

Double glazed window to the front. Radiator.

FAMILY BATHROOM

Three piece suite. Panelled bath with mixer tap and shower over. Low level wc, wash hand basin with mixer tap. Tiled floor. Heated towel rail. Frosted double glazed window to the rear.

REAR GARDEN

Enclosed rear garden laid mainly to lawn. Two patio areas. Wooden fence panel surround. Gated side access.

FRONT

Front garden laid to shingle. Hedge and wall surround. Path leading to front door.

GARAGE

Single garage with up and over door.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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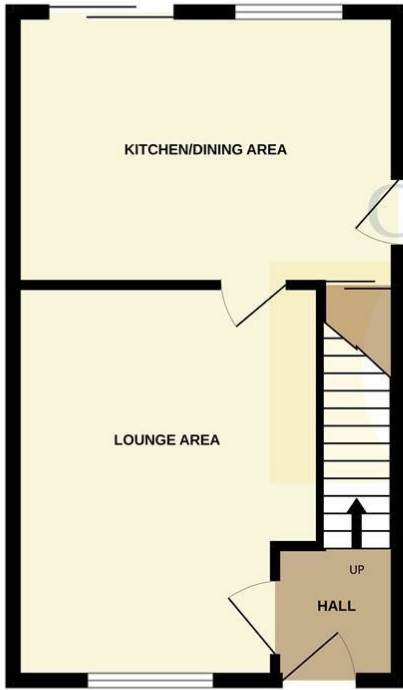
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

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

GROUND FLOOR



1ST FLOOR

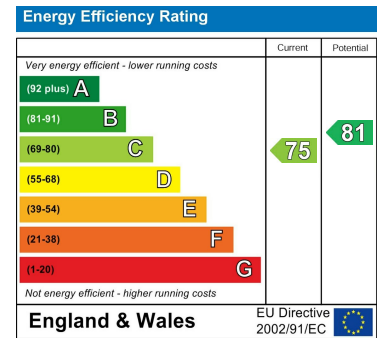


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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