



# Cauldwell

PROPERTY SERVICES



## 29 Newbridge Oval, Milton Keynes, MK4 2JQ

**£349,995**

CAULDWELL are delighted to offer for sale this well presented three-bedroom semi-detached family home, situated within the highly sought-after Emerson Valley area of Milton Keynes.

The accommodation briefly comprises; entrance hall, downstairs cloakroom, spacious living room and a kitchen/dining room providing an excellent space for both family living and entertaining.

To the first floor there are three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from both front and rear gardens, offering ample outdoor space for families and keen gardeners alike.

Emerson Valley remains one of the most desirable residential locations on the western side of Milton Keynes and is particularly popular with families due to its attractive surroundings, excellent schooling and abundance of green open spaces. The area benefits from local shops, parks and leisure facilities, whilst being within easy reach of the popular Westcroft District Centre, which offers a range of supermarkets, restaurants and everyday amenities.

## **ENTRANCE HALL**

Entrance door. Stairs to first floor. Radiator. Door to living room and cloakroom.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Radiator. Frosted double glazed window to front.

## **LIVING ROOM 13'8" x 11'3" (4.19 x 3.44 )**

Double glazed window. Double panelled radiator. Coving to textured ceiling. Opening to kitchen/dining room.

## **KITCHEN/DINING ROOM 14'6" x 9'4" (4.42 x 2.85)**

Re-fitted with a range of soft close wall and base units with worksurfaces incorporating sink drainer and mixer tap. Space for freestanding cooker with extractor hood. Plumbing for washing machine and slim line dishwasher. Wall mounted boiler. Space for fridge freezer. Splash back tiling. Double glazed window to rear. Double glazed French doors to rear. Radiator m

## **FIRST FLOOR LANDING**

Doors to upstairs rooms. Double glazed window to side. Access to loft. Airing cupboard.

## **BEDROOM ONE 8'5" x 12'4" (2.58 x 3.78)**

Double glazed window to front. Radiator.

## **BEDROOM TWO 8'1" x 10'8" (2.48 x 3.27)**

Double glazed window to rear. Radiator.

## **BEDROOM THREE 7'8" x 5'10" (2.36 x 1.80 )**

Double glazed window to front. Radiator. Box bulk head built in cupboard.

## **BATHROOM**

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Splash back tiling. Double glazed window to rear. Radiator.

## **REAR GARDEN**

Enclosed and secluded rear garden, laid mainly to lawn. Deck and patio area. Brick and wooden fence surround. Service door to garage. Outside light.

## **FRONT GARDEN**

Path to front door with storm porch over.

## **SINGLE GARAGE**

Up and over door. Driveway.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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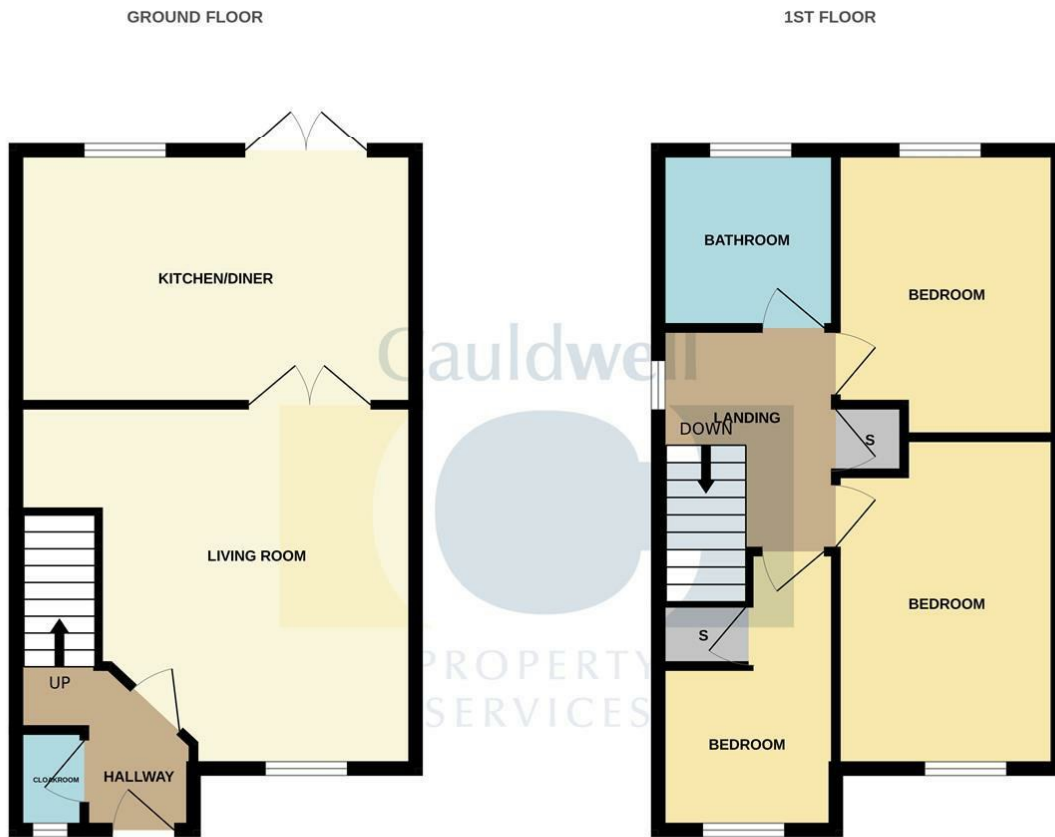
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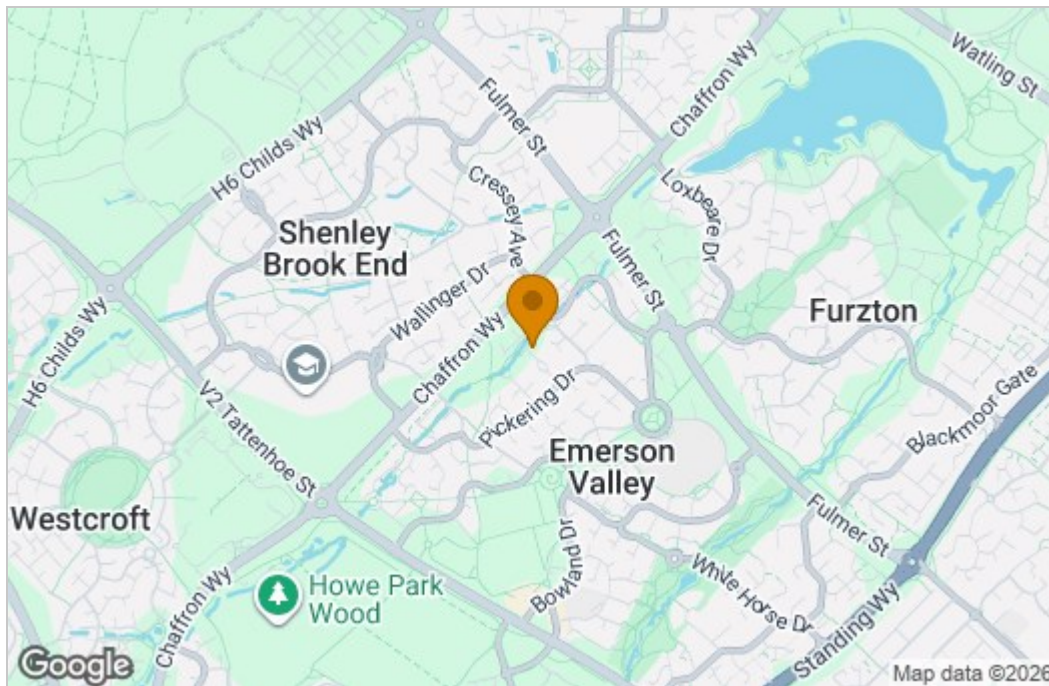
# Floor Plan



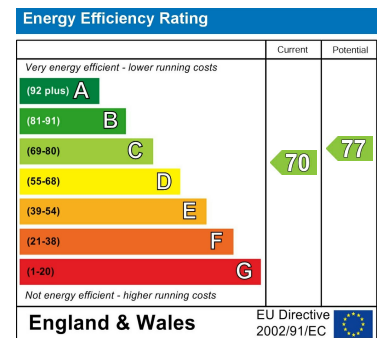
TOTAL FLOOR AREA : 710sq.ft. (66.0 sq.m.) approx.

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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