



Cauldwell

PROPERTY SERVICES



46 Abbey Way, Milton Keynes, MK13 7EB

£325,000

We are delighted to offer for sale this beautifully presented three double bedroom semi-detached family home, situated within a quiet cul-de-sac in the popular area of Bradville.

Having been tastefully improved by the current owners, this fantastic home offers well-proportioned accommodation throughout. The accommodation briefly comprises an entrance hall, living room, downstairs cloakroom/utility room and a stunning refitted kitchen/dining room benefiting from wet underfloor heating and French doors leading to the rear garden.

On the first floor there are three generous double bedrooms and a modern family bathroom.

Outside, the property enjoys a good-sized enclosed rear garden, predominantly laid to lawn with a spacious patio seating area, ideal for outside entertaining. Gated side access leads to the front, where there is allocated off-road parking.

Bradville

ENTRANCE

Entrance through front door into entrance hall. Stairs to first floor. Door to living room, door to utility/cloak room, opening into kitchen dining room.

UTILITY/CLOAKROOM

Two piece suite. Low level wc, wash hand basin with cupboard surround. Skimmed ceiling with inset lighting. Plumbing for washing machine. Radiator. Frosted double glazed window to the front.

KITCHEN DINING ROOM 8'7" x 21'8" (2.63 x 6.61)

Refitted kitchen fitted with a range of soft close wall and base units. Roll top worksurfaces with stainless steel sink and drainer and mixer tap. Space for range cooker and fitted extractor. Built in dishwasher, space for American style fridge freezer. Wine fridge. Dual aspect. Double glazed window to the rear. Double glazed window to the front. Skimmed ceiling with inset lighting. Tiled floor. Breakfast bar.

LIVING ROOM 10'6" x 14'5" (3.22 x 4.40)

Double glazed window to the rear. Radiator.

FIRST FLOOR LANDING

Doors leading to all upstairs rooms. Loft access. Double door storage cupboard which houses water tank.

BEDROOM ONE 12'5" x 10'5" (3.80 x 3.20)

Double glazed window to the front. Radiator.

BEDROOM TWO 12'5" x 11'11" (3.81 x 3.65)

Measured to widest point. Double glazed window to the front.

BEDROOM THREE 8'9" x 7'6" (2.69 x 2.31)

Double glazed window to the front. Radiator.

FAMILY BATHROOM

Refitted family bathroom. P shaped shower bath with mixer tap and shower over. Low level wc, with mixer tap and cupboard surround. part tiled walls. Tiled floor. Frosted double glazed window to the rear. Skimmed ceiling with inset lighting.

REAR GARDEN

Enclosed rear garden laid mainly to lawn. Patio area. Lean to. Wooden fence surround. Gated side access. Outside power and lighting.

FRONT

Allocated parking to the front.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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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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