



CHRIS DURRANT POWERED BY **exp**™ **UK**

@ chris.durrant@exp.uk.com

chrisdurrant.exp.uk.com

☎ 07595 473 891

Heybridge Crescent, Caldecotte, Milton Keynes, MK7 8HL

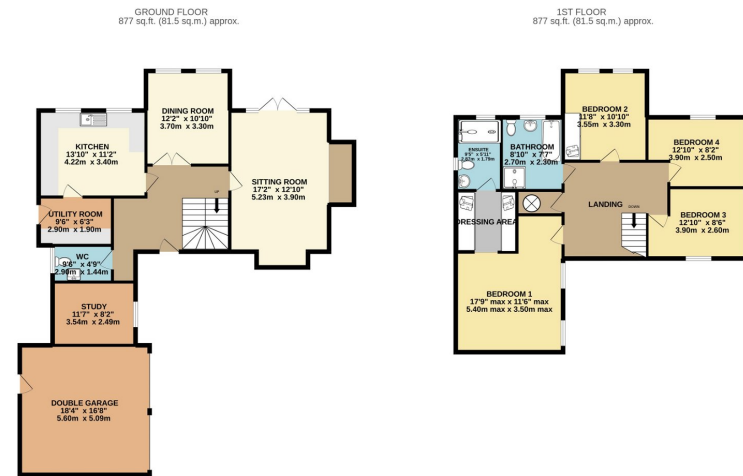
£700,000

4 3 3



- No upward chain
- Three reception rooms
- En suite to master bedroom
- Plot of 0.12 acre
- Garden with a good degree of privacy
- Four double bedrooms
- Utility room
- Accommodation of 1745 sq ft
- Short walk to Caldecotte Lake
- For all enquiries please quote CD0104





TOTAL FLOOR AREA : 1755sq.ft. (163.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and site areas 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.
 Made with MetreX 02022

Being sold with no upward chain is this superb four double bedroom, three reception home, a short walk from Caldecotte Lake. This has accommodation of 1745 sq. ft. and a plot of 0.12 of an acre. Comprising spacious entrance hall, sitting room, dining room, study, kitchen with separate utility room, master bedroom with dressing area and en suite, three further double bedrooms, bathroom, large rear garden with a good degree of privacy, off road parking for three cars and a double garage.

For all enquiries please quote CD0104

Energy performance certificate (EPC)																																		
3 Hedgehog Crescent Caldecotte MILTON KEYNES MK7 9FL	Energy rating <div style="font-size: 2em; font-weight: bold; text-align: center;">D</div>	Valid until: 9 November 2032 Certificate number: 9198-1902-0122-0202-0303																																
Property type		Detached house																																
Total floor area		163 square metres																																
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions <small>(https://www.gov.uk/guidance/domestic-rates-rental-property-energy-efficiency-standards-landlord-guidance)</small>																																		
Energy efficiency rating for this property		The graph shows this property's current and potential energy efficiency.																																
This property's current energy rating is D. It has the potential to be C.		Properties are given a rating from A (most efficient) to G (least efficient).																																
See how to improve this property's energy performance.		Properties are also given a score. The higher the number the lower your fuel bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>41</td> <td>56</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D	41	56	39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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