



# Cauldwell

PROPERTY SERVICES



## 20 Warmington Gardens

Downhead Park, Milton Keynes, MK15 9BP

Best And Final Offers £775,000



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## ENTRANCE HALL

Stairs to upper and lower floors. Double doors to snug. Door to dining room Tiled flooring. Radiator. Door to shower room.

## SHOWER ROOM

Frosted double glazed window to front. Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Extractor.

## SNUG

12'0" x 12'1" (3.68 x 3.69)

Double glazed French doors to rear. Double glazed window to rear. Tiled flooring. Radiator. Door to kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

15'9" x 11'11" (4.81 x 3.64)

Fitted with a range of wall and base units with worksurface incorporating double Butler style sink with mixer tap. Space for Range cooker with electric & gas supply. Built in double oven, dishwasher and fridge. Window seat. Tiled flooring. Double glazed windows to rear. Double glazed window to side. Breakfast bar. Opening to dining room

## DINING ROOM

20'6" x 9'10" (6.25 x 3.01)

Double glazed corner window to front. Tiled flooring. Two radiators. Door to inner hall way and utility room.

## UTILITY ROOM

6'1" x 13'1" (1.87 x 4.01)

Wall mounted boiler. Tiled flooring. Double glazed door to garden. Radiator. Plumbing for washing machine and extraction for tumble dryer.

## INNER HALL WAY

Door to family room. Storage cupboard with plumbing to enable return to shower room with toilet and sink. Tiled flooring. Radiator. Double glazed to front.

## FAMILY ROOM

18'6" x 16'1" (5.64m x 4.90m)

Two double glazed windows to front. Two radiators. Ceiling with inset lighting.

## FIRST FLOOR LANDING

Door to bedroom one. Stairs to second floor. Double glazed corner window to rear.

## BEDROOM ONE

16'0" x 15'8" (4.90 x 4.80)

Triple aspect room with double glazed windows to both sides. Double glazed Velux to rear. Feature wall lights. Two radiators. Double door built in wardrobes. Door to ensuite.

## ENSUITE

Four piece suite comprising panelled bath with shower attachment, low level wc, bidet and wash hand basin. Part tiled walls. Shaver point. Frosted double glazed window to side. Heated towel rail.

## SECOND FLOOR LANDING

Doors to family bathroom and bedrooms.

## BEDROOM TWO

12'3" x 21'9" (3.74 x 6.65)

Restricted head height

Two double glazed dormer windows to front. Two radiators. Door to ensuite.

## ENSUITE

Fittings and plumbings for an ensuite, yet to be fitted. Radiator.

## BEDROOM THREE

11'11" x 11'11" max (3.64 x 3.64 max)

'L' shaped room with restricted head height

Double glazed window to rear. Double glazed Velux window side. Radiator.

## BEDROOM FOUR

11'11" x 6'10" (3.64 x 2.10)

Restricted head height

Double glazed dormer window and Velux window to front.

## BEDROOM FIVE

12'1" x 7'0" (3.69 x 2.14)

Double glazed window to rear. Radiator.

## LOFT ROOM

16'0 x 7'10 (4.88m x 2.39m)

Restricted head height. Double glazed sky Velux window to side. Hatch to attic with water storage tanks.

## FAMILY BATHROOM

Three piece suite comprising panelled bath with mixer tap, low level wc and wash hand basin Part tiled walls. Heated towel rail. Frosted double glazed window to front.

Tel: 01908 304480

## LOWER GROUND FLOOR

Double glazed door to garden. Understairs storage area. Radiator. Door to living room.

## LIVING ROOM

14'2" x 20'2" (4.34 x 6.15)

Fireplace with log burner and surround. Two sets of double glazed French doors to rear and side opening onto lower decking and lawn. Double glazed window to rear and side.. Two Radiators. Door to study.

## STUDY

5'11" x 14'1" (1.81 x 4.31)

Double glazed corner window to front. Radiator.

## REAR GARDEN

A substantial wrap around plot, laid mainly to lawn with raised patio and two decking areas. Outside power, light and tap. Mature conifer surround.

## DETACHED GARAGE

Over sized garage with up and over door plus entrance second door. Open and plaster boarded to eaves Power and light. Cellar.

## FRONT GARDEN

A substantial driveway with parking for 6+ vehicles. Outside tap. EV charger.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information

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The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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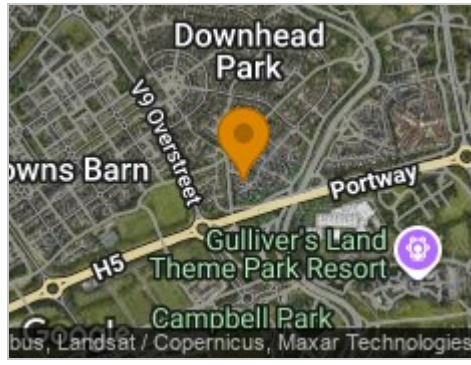
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## Road Map



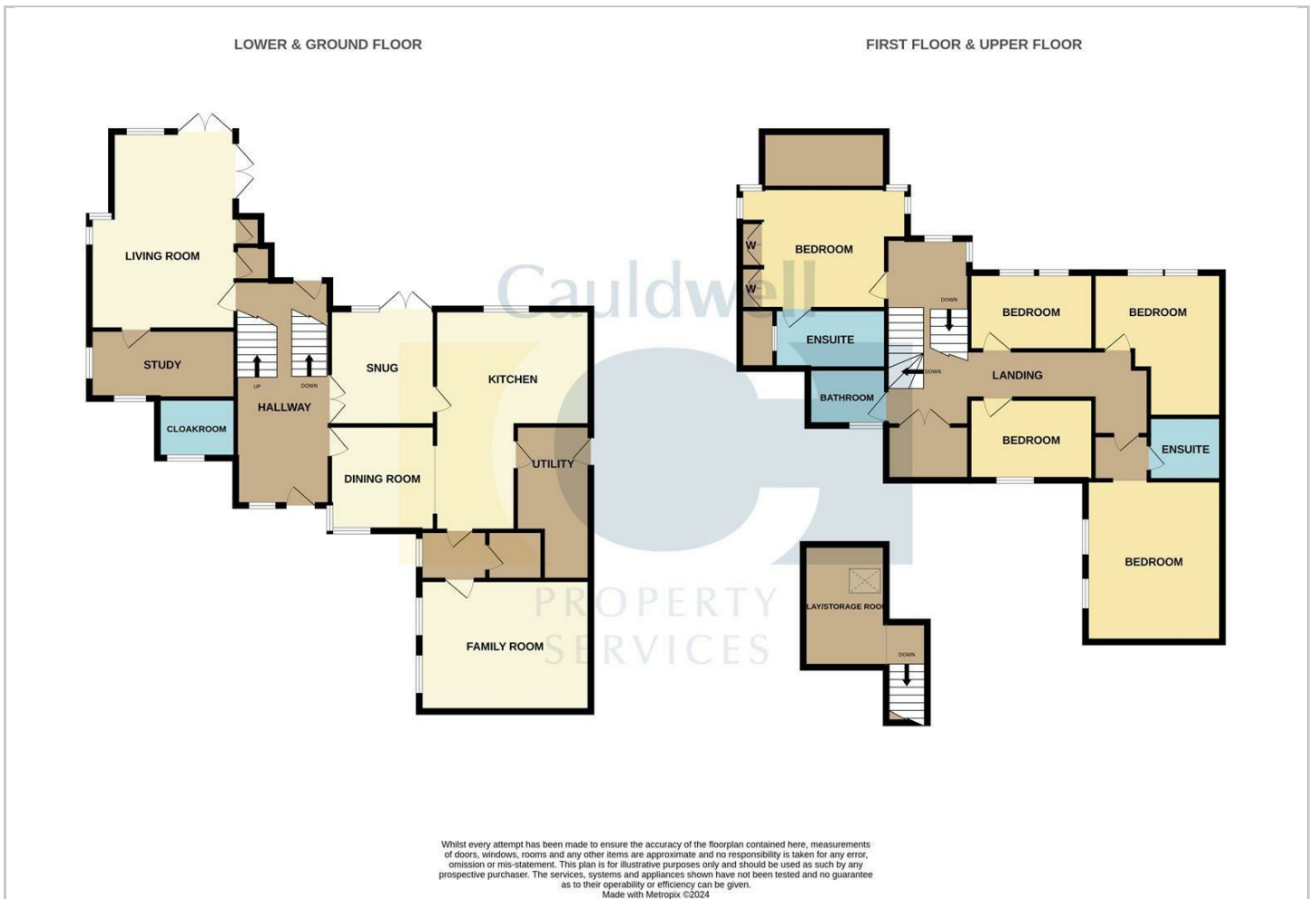
## Hybrid Map



## Terrain Map



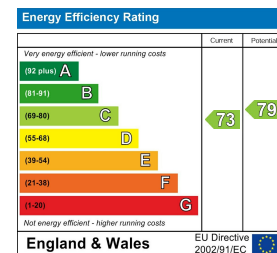
## Floor Plan



## Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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