



# Cauldwell

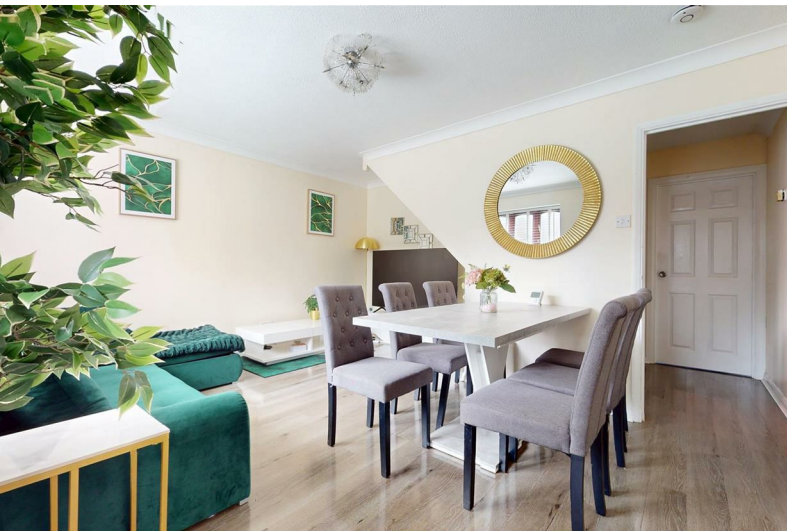
PROPERTY SERVICES



## 41 Rillington Gardens

Emerson Valley, Milton Keynes, MK4 2ED

£350,000



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## ENTRANCE PORCH

Door to front. Radiator. Door to living room.

## LIVING ROOM

14'9" x 13'4" max (4.51 x 4.07 max)

Double glazed window to front. Radiator. Television and internet points Door to inner hall way.

## INNER HALL WAY

Stairs to first floor landing. Door to dining room and kitchen.

## DINING ROOM

7'6" x 6'9" (2.31 x 2.06)

Double glazed window to rear. Radiator,.

## KITCHEN

6'10" x 9'10" (2.10 x 3.00)

Double glazed window and door to rear. Fitted wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Wall mounted combination boiler. Radiator.

## FIRST FLOOR LANDING

Double glazed window to side. Access to loft space.

## BEDROOM ONE

9'11" x 11'10" (3.03 x 3.63)

Double glazed window to front. Radiator. Built in wardrobe.

## BEDROOM TWO

9'9" x 8'3" (2.99 x 2.53)

Double glazed window to rear. Radiator. Built in wardrobe.

## BEDROOM THREE

6'11" x 5'10" (2.12 x 1.80)

Double glazed window to front. Radiator.

## BATHROOM

Double glazed window to rear. Three piece suite comprising bath with mixer tap, shower and screen, wash hand basin in vanity surround and close coupled wc. Radiator.

## FRONT GARDEN

Small shingle stone garden area. Driveway parking to side,

## REAR GARDEN

Patio and raised decking area. Mainly laid to lawn with mature trees and plants. Door to studio/converted garage.

## STUDIO/CONVERTED GARAGE

14'0" x 7'11" (4.29 x 2.43)

Door to side.

## KITCHENETTE

Small kitchenette with base units, worksurface and sink drainer. Space for under counter fridge. LED lighting.

## SHOWER ROOM

Shower cubicle with mains shower, close coupled wash hand basin.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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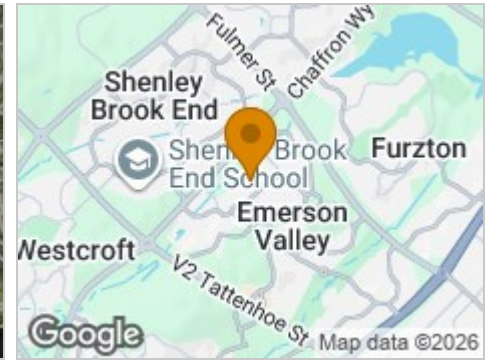
## Road Map



## Hybrid Map



## Terrain Map



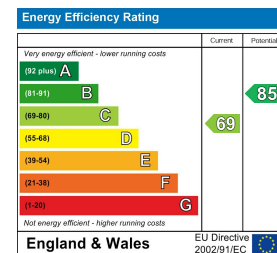
## Floor Plan



## 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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