



# Cauldwell

PROPERTY SERVICES



## 35 Burney Drive

Eagle Farm South, Milton Keynes, MK17 7BT

Offers Over £375,000



# 35 Burney Drive

Eagle Farm South, Milton Keynes, MK17 7BT

Offers Over £375,000



## ENTRANCE HALL

Front entrance door. Stairs to first floor. Skimmed ceiling. Radiator. Karndean flooring. Door to kitchen/breakfast room, lounge/diner and cloakroom.

## CLOAKROOM

Three piece suite comprising low level wc and wash hand basin. Karndean flooring. Radiator. Skimmed ceiling. Extractor.

## KITCHEN/BREAKFAST ROOM

10'9" x 8'4" (3.28 x 2.54)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit and mixer tap. Built in oven, four ring hob and extractor hood. Built in fridge freezer, dishwasher and washer dryer. Double glazed window to front. Concealed wall mounted boiler. Under unit lighting. Radiator. Karndean flooring.

## LOUNGE/DINER

15'5" x 14'8" (4.71M x 4.46M)

Double glazed French doors to rear with double glazed windows to either side. Understairs storage cupboard. Radiator. Skimmed ceiling. Karndean flooring.

## FIRST FLOOR LANDING

Stairs to second floor. Door to bedrooms two, three and bathroom. Two storage cupboards. Skimmed ceiling.

## BEDROOM TWO

8'11" x 13'3" (2.73 x 4.05)

Double glazed window to front. Radiator. Skimmed ceiling.

## BEDROOM THREE

8'7" x 12'2" (2.62 x 3.72)

Double glazed window to rear. Radiator. Skimmed ceiling.

## BATHROOM

Four piece suite comprising tiled shower cubicle, low level wc, wash hand basin and panelled bath with shower attachment. Frosted double glazed window to front. Extractor. Heated towel rail.

## SECOND FLOOR LANDING

Study area. Double glazed window. Stairs to second floor.

## MASTER BEDROOM

11'3" x 19'11" (3.43M x 6.07M)

Restricted head height.

Dual aspect with two double glazed sky lights to rear. Double glazed window to front. Two radiators. Skimmed ceiling. Loft access. Door to ensuite.

## ENSUITE

Three piece suite comprising double tiled shower cubicle, low level wc and wash hand basin. Skimmed ceiling. Extractor. Heated towel rail. Shaver point.

## REAR GARDEN

Enclosed and laid to lawn with patio area, brick and wooden fence surround. Gated rear access. Outside tap. Allocated parking for two vehicles

## COUNCIL TAX BAND

Council tax band D. Sourced from <https://www.gov.uk/council-tax-bands>

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.

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.

**MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

We routinely refer customers to Franklins solicitors, Key Conveyancing and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them



## Road Map



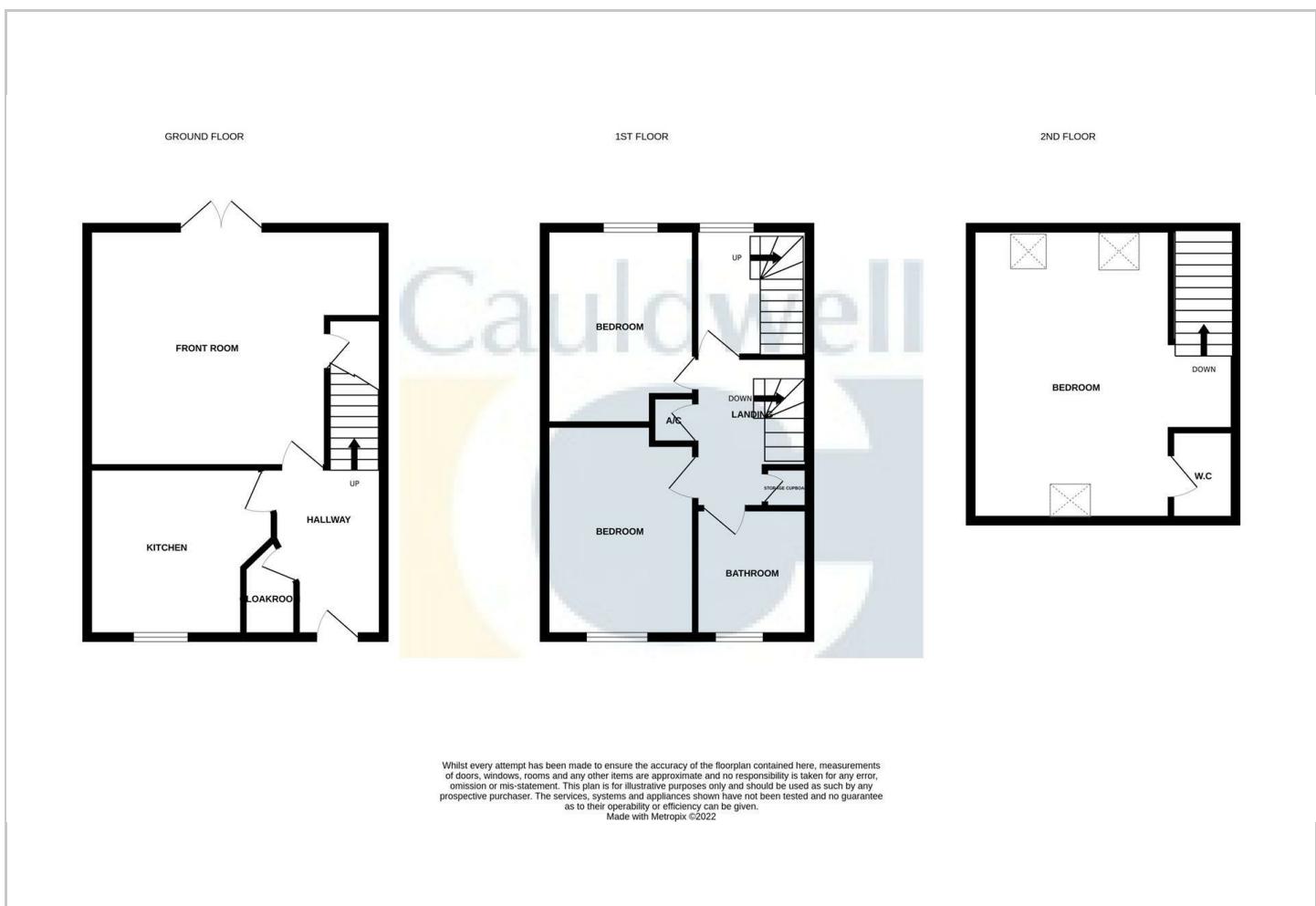
## Hybrid Map



## Terrain Map



## Floor Plan

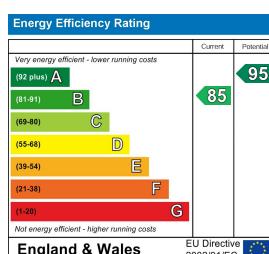


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2022

## Viewing

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

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.