



# Cauldwell

PROPERTY SERVICES



## 50 Groombridge

Kents Hill, Milton Keynes, MK7 6HA

£550,000





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## ENTRANCE HALL

Front entrance door. Two radiators. Door to study, cloakroom, living room and cloakroom,.

## DOWNSTAIRS CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator. Part tiled. Extractor fan.

## STUDY

7'3" x 5'6" (2.21 x 1.70)

Double glazed window to front. Storage cupboard.

## KITCHEN/DINING ROOM

12'0 x 9'9 (3.66m x 2.97m)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer, with instant boiling/filtered water tap. Built in double oven, four ring hob and extractor hood. Built in dishwasher. Space for American style fridge freezer. Double glazed window to rear. Splash back tiling. Skimmed ceiling with inset lighting. Door to rear garden and utility room. Opening to dining area. Radiator.

## DINING AREA

10'2" x 8'7" (3.10 x 2.64)

Two double glazed windows to rear. Radiator.

## LIVING ROOM

18'4" x 11'1" (5.59 x 3.40)

Double glazed window to front. Two radiators. Feature fireplace. Double glazed doors to conservatory.

## CONSERVATORY

11'5" x 10'5" (3.48 x 3.18)

Brick and UPVC double glazed construction. Tiled flooring. Double glazed French doors to rear garden. Lighting.

## UTILITY ROOM

Wall and base units. Worksurfaces with sink drainer.

Plumbing for washing machine and space for tumble dryer. Splash back tiling. Wall mounted boiler. Double glazed window to side.

## FIRST FLOOR LANDING

Doors to all rooms. Access to loft. Double glazed window to front.

## BEDROOM ONE

12'4" x 9'8" (3.78 x 2.97)

Double glazed window to rear. Radiator. Arch to dressing room.

## DRESSING ROOM

8'7" x 4'0" (2.64 x 1.24)

Built in wardrobe. Radiator. Door to re-fitted en suite.

## ENSUITE

Three piece suite comprising double tiled shower cubicle, low level wc and wash hand basin with mixer tap. Shaver point. Extractor. Skimmed ceiling with inset lighting. Frosted double glazed window to side. Part tiled walls and tiled flooring. Radiator.

## BEDROOM TWO

11'0" x 8'0" (3.373 x 2.44)

Double glazed window to rear. Radiator.

## BEDROOM THREE

8'7" x 8'3" (2.64 x 2.54)

Double glazed window to rear. Radiator.

## BEDROOM FOUR

11'3" x 5'8" (3.43 x 1.75)

Double glazed window to front. Radiator.

## FAMILY BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Part tiled walls. Shaver point. Double glazed window to rear.

Tel: 01908 304480

## REAR GARDEN

Enclosed rear garden, laid mainly to lawn with patio area and decking area. Wooden fence surround. Mature trees, flower and shrub beds. Garden shed. Service door to double converted garage.

## DOUBLE GARAGE

Detached double garage which has been converted to study/gym with internet point, power, tiled flooring. Service door from garden.

## FRONT GARDEN

Laid to shingle with hedgerow surround and hardstanding driveway.

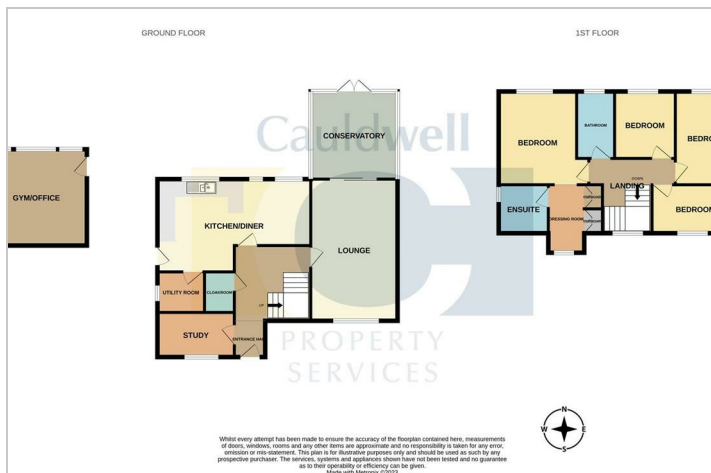
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Road Map



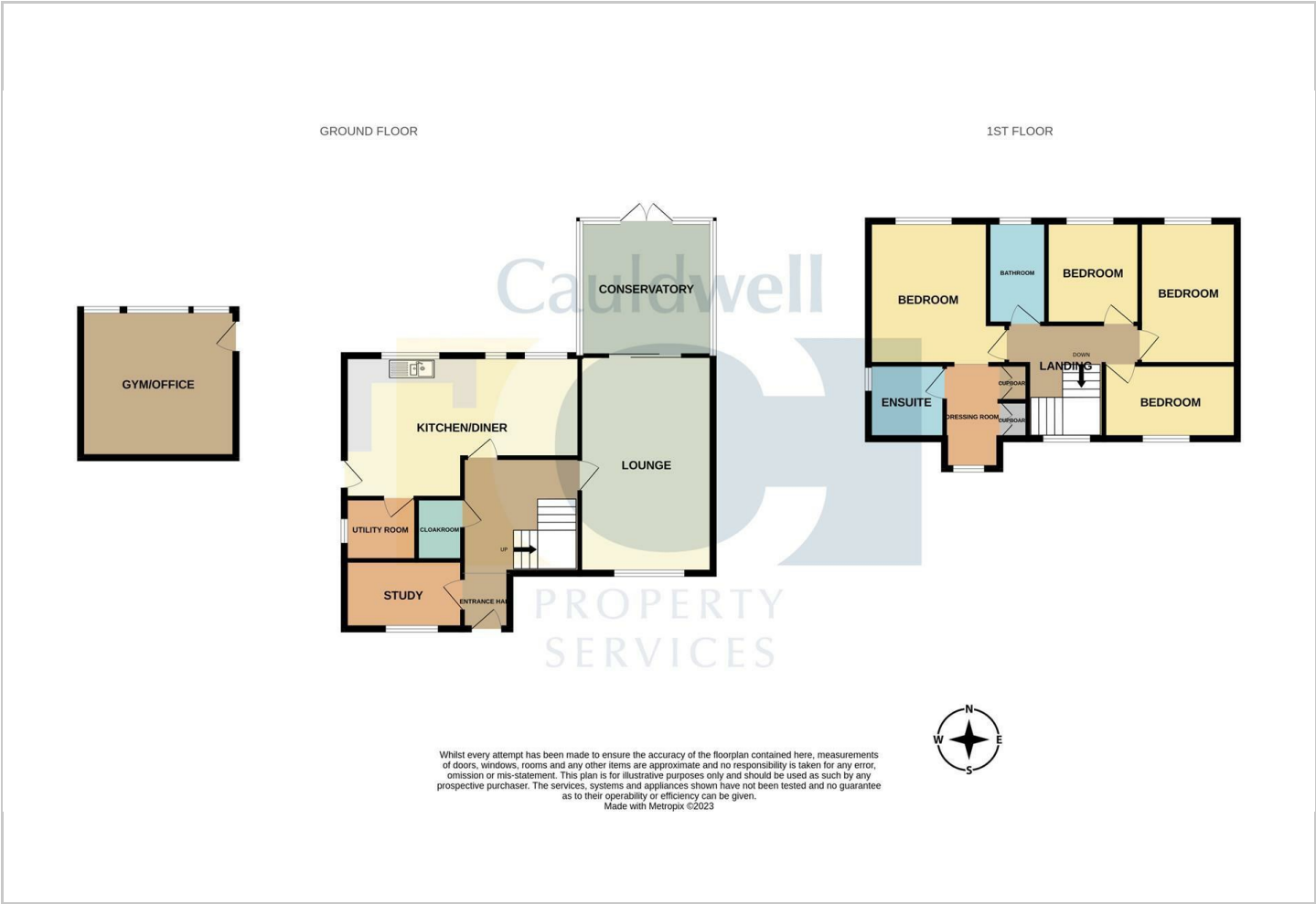
Hybrid Map



Terrain Map



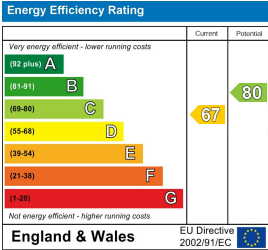
Floor Plan



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



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