



# Cauldwell

PROPERTY SERVICES



## 105 Favell Drive

Furztton, Milton Keynes, MK4 1AY

£370,000



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## ENTRANCE HALL

Double glazed obscure window to front. UPVC door to side. Door to living room.

## LIVING ROOM

13'11" x 11'1" (4.25 x 3.38)

Double glazed window to front. Radiator. Internet and television point. Stairs to first floor landing. Arch to dining room/study area.

## DINING/STUDY AREA

15'9" x 11'0" (4.81 x 3.36)

Double glazed patio doors to rear. Radiator. Door to kitchen.

## KITCHEN

14'11" x 8'1" (4.57 x 2.48)

Double glazed window to rear. Fitted wall and base units with worksurfaces. One and half bowl sink drainer unit. Plumbing for washing machine and dishwasher. Gas cooker point. Radiator. . Space for fridge freezer. Sliding door to rear lobby

## REAR LOBBY

Double glazed door to side. Integral door to garage and cloakroom.

## CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

## INTEGRAL GARAGE

18'0" x 8'4" (5.50 x 2.55)

Up and over door to front. Power and lighting. Combination boiler. Door to rear lobby.

## FIRST FLOOR LANDING

Stairs from living room. Access to loft space. Overstairs storage area.

## BEDROOM ONE

12'4" x 10'11" (3.77 x 3.35)

Double glazed window to rear. Radiator.

## BEDROOM TWO

10'5" x 11'1" max into recess (3.18 x 3.40 max into recess)

Double glazed window to front. Radiator.

## BEDROOM THREE

8'4" x 8'3" (2.56 x 2.53)

Double glazed window to front. Radiator.

## BATHROOM

8'4" x 8'5" (2.55 x 2.58)

Double glazed window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Storage cupboard. Radiator.

## FRONT GARDEN.

Laid to lawn with path to front. Hardstanding driveway parking.

## REAR GARDEN

Laid mainly to lawn with rear width patio area, mature trees, plants and foliage. Gated access to front.

All measurements are approximate.

The area measurements are taken from the government EPC register.

The mention of appliances and/or services within

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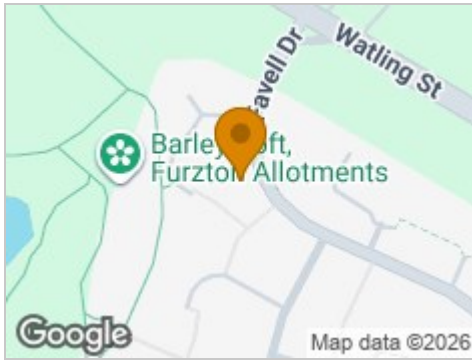
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## Road Map



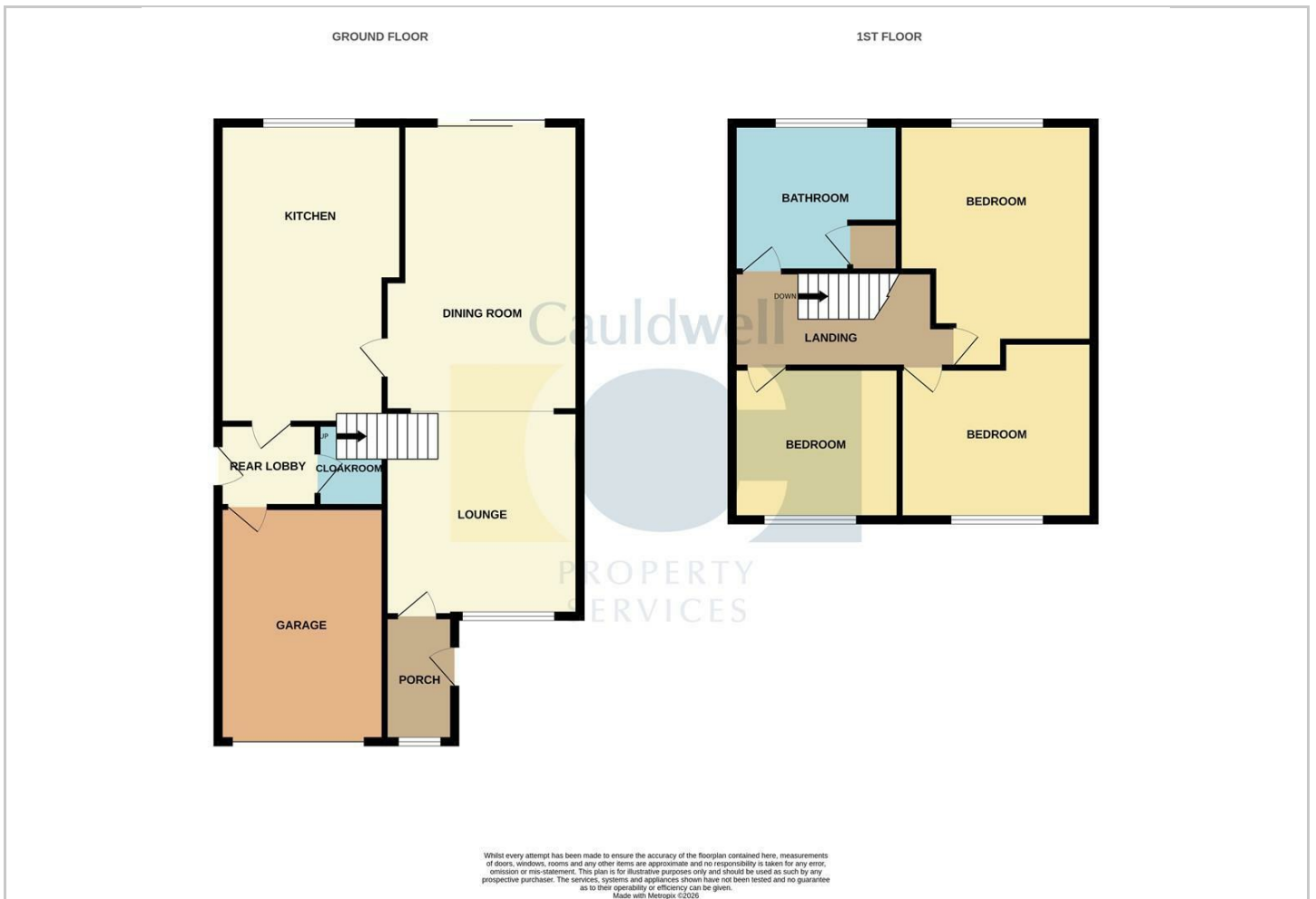
## Hybrid Map



## Terrain Map



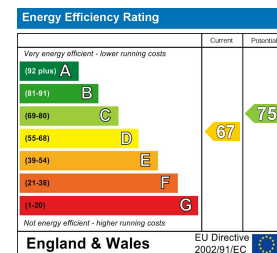
## Floor Plan



## 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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