



# Cauldwell

PROPERTY SERVICES



## 9 Fernan Dell

Crownhill, Milton Keynes, MK8 0EL

£359,000



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## ENTRANCE HALL

UPVC double glazed door to side. Door to living room. Door to cloakroom. Ceramic tiled flooring.

## CLOAKROOM

Double glazed obscure window to front. Re-fitted suite comprising close coupled wc and wash hand basin in vanity unit. Heated towel rail. LED lighting. Porcelain tiled flooring with matching wall tiles.

## LIVING ROOM

15'5" x 14'4" (4.72 x 4.39)

Double glazed window to rear. Television point. Radiator. Two understairs storage cupboards one with shelving. Panelled walls. Stairs to first floor landing. Door to kitchen/dining room.

## KITCHEN/DINING ROOM

24'3" x 8'9" (7.41 x 2.68)

Double glazed windows to front. Double glazed windows to rear and side in dining area. Double glazed French doors to side. Part vaulted ceiling. Fitted range of wall and base units with worksurfaces incorporating one and half bowl stainless steel sink drainer unit. Electric oven and grill, four ring gas hob with extractor hood. Plumbing for washing machine and dishwasher. Space for American style fridge freezer. Fitted breakfast bar. Television point. Radiator. Part panelled walls. Ceramic tiled flooring.

## FIRST FLOOR LANDING

Stairs from living room. Double glazed window to front. Radiator. Cupboard housing combination boiler. Access to part boarded loft space.

## BEDROOM ONE

11'8" x 8'3" (3.57 x 2.54)

Double glazed window to rear. Television point. Radiator. Ceiling fan. Arch to bedroom three.

## BEDROOM TWO

11'7" x 8'9" (3.54 x 2.67)

Double glazed window to rear. Radiator.

## BEDROOM THREE

7'6" x 6'9" (2.29 x 2.08)

(currently used as dressing room with arch way from bedroom one) Double glazed window to front. Radiator.

## RE-FITTED BATHROOM

Double glazed obscure window to front. Three piece suite comprising walk in shower with fitted glass screen, mains shower and rainfall head with recessed pipework, wash hand basin set into vanity surround and close coupled wc. Inset shelving. Electric shaver point. Heated towel rail. Ceramic tiled flooring and walls. Extractor fan. LED lighting.

## FRONT GARDEN

Paved path. Gated access to rear.

## REAR GARDEN

Laid to artificial lawn with rear width patio area. Fitted awning. Outside power. Personal door to garage.

## GARAGE

Up and over door to front (used for storage as part converted to rear)

Double glazed windows and door. Power and light. Driveway to front of garage providing parking for two vehicles.

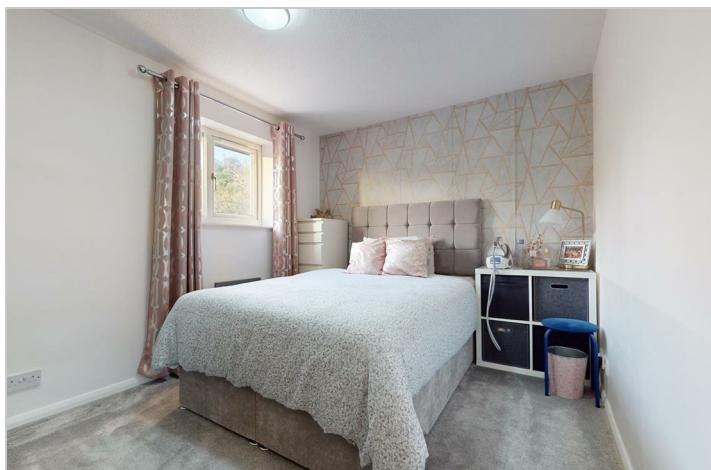
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## Road Map



## Hybrid Map



## Terrain Map



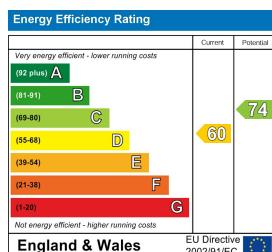
## Floor Plan



## 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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