



# Cauldwell

PROPERTY SERVICES



## 38 Stamford Avenue

Springfield, Milton Keynes, MK6 3JY

£300,000



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## ENTRANCE HALL

Composite double glazed door to front. Door to inner hall way. Radiator Coat storage. Stairs to first floor

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin.

## KITCHEN/DINIING ROOM

13'9" x 9'10", 180'5" (4.21 x 3.55)

Double glazed window to front. Re-fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap Electric oven and hob with extractor hood over. Integral fridge freezer, dishwasher, washing machine and tumble dryer. Radiator. Telephone point. Understairs storage Door to living room.

## LIVING ROOM

17'11" x 12'2" (5.47 x 3.71)

Double glazed windows to rear. Door to rear. Radiator. Telephone point. Internet point.

## CONSERVATORY

8'7" x 7'0" (2.63 x 2.14)

Brick and UPVC double glazed construction with UPVC double glazed windows to side and rear. Double glazed patio door to side. Tiled flooring. Power.

## FIRST FLOOR LANDING

Stairs from entrance hall. Airing cupboard. Storage cupboard. Storage cupboard housing central heating boiler. Access to loft space.

## BEDROOM ONE

12'3" x 11'5" (3.74 x 3.48)

Double glazed window to rear. Radiator.

## BEDROOM TWO

11'5" x 10'7" (3.49 x 3.24)

Double glazed window to front. Radiator. Built in storage cupboard.

## BEDROOM THREE

9'4" x 6'3" (2.85 x 1.92)

Double glazed window to rear. Radiator.

## BATHROOM

Double glazed obscure window to front. Wet room with walk in shower area with electric shower, wash hand basin and close coupled wc. Cabinet. Radiator. Wet room flooring.

## REAR GARDEN

## FRONT GARDEN

Laid to shingle stone with flower and hedging. Driveway parking.

## REAR GARDEN

Rear patio and lawn area with flower beds and borders. Timber storage shed.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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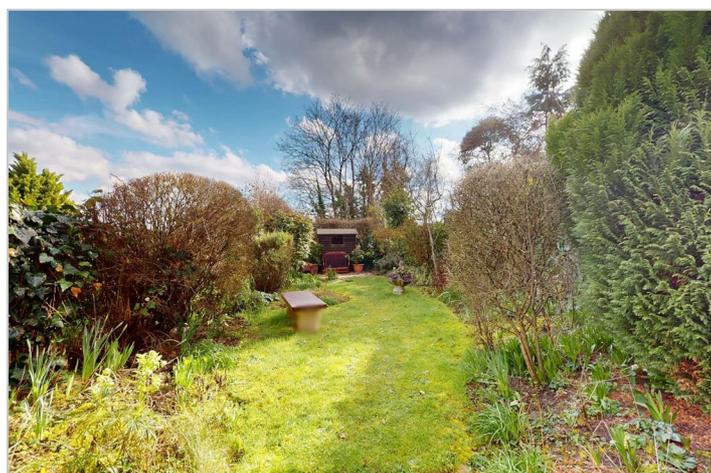
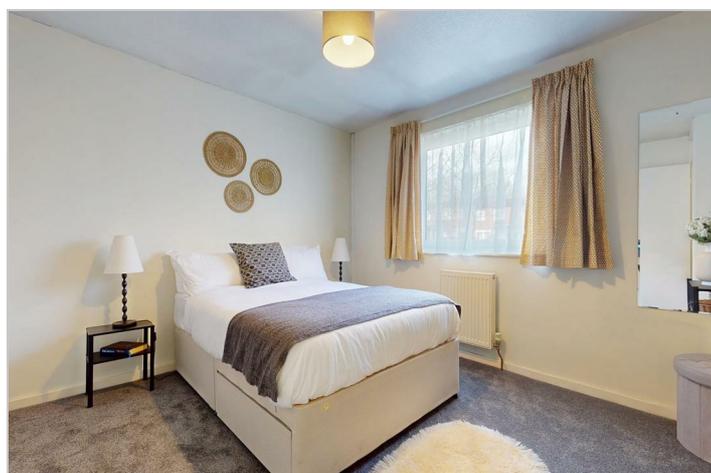
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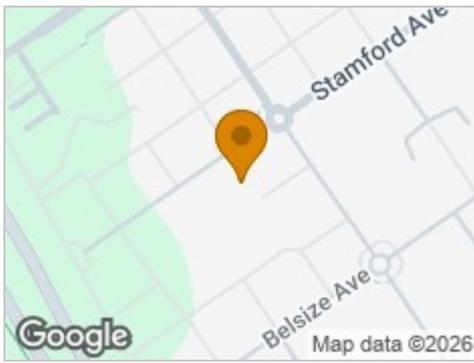
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## Road Map



## Hybrid Map



## Terrain Map



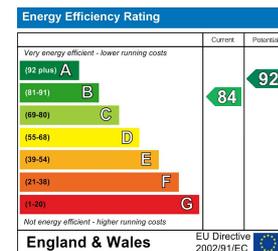
## Floor Plan



## 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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