



# Cauldwell

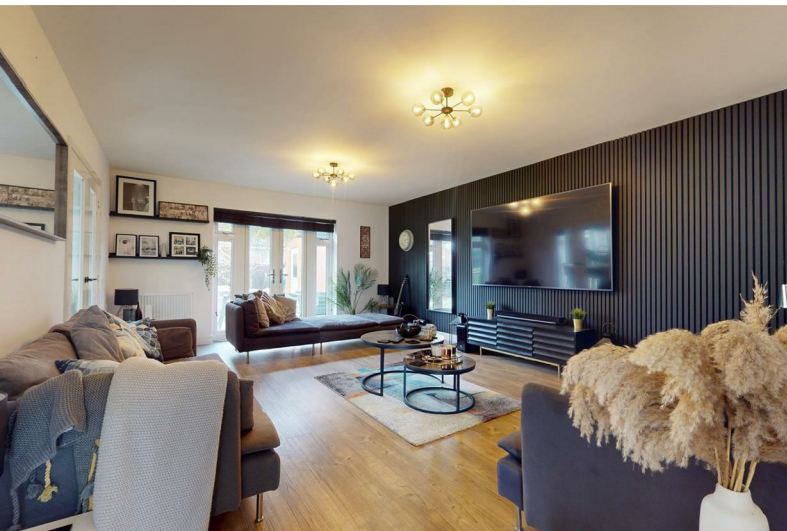
PROPERTY SERVICES



## 31 Missenden Street

Newton Leys, Bletchley, Milton Keynes, MK3 5QR

£625,000



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## ENTRANCE HALL

14'11" x 11'1" (4.57 x 3.39)

Composite double glazed door to front with double glazed obscure window to front. Radiator. Stairs to first floor landing. Understairs storage cupboard. Electric meter. Wifi and broadband cupboard. Amtico flooring.;

## LIVING ROOM

19'9" x 14'4" (6.04 x 4.38)

Double glazed French doors and windows to rear. Two radiators. Television point. Feature panelled walls. Amtico flooring. French doors to kitchen/dining room.

## KITCHEN/DINING ROOM

18'2" x 10'9" (5.56 x 3.29)

Double glazed French doors and double glazed windows to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven. Combi grill oven. Five ring gas hob. Extractor hood. Integral dishwasher and fridge freezer. Wall mounted central heating boiler. Amtico flooring. Extractor fan with air filtration. Door to utility room.

## UTILITY ROOM

6'4" x 6'0" (1.94 x 1.84)

Double glazed door to side. Fitted base unit and worksurface. Sink drainer unit. Integral washer dryer. Amtico flooring. Extractor fan with air filtration. Radiator.

## FAMILY ROOM

11'1" x 10'0" (3.39 x 3.06)

Double glazed window to front. Radiator. Amtico flooring.

## STUDY

10'11" x 7'8" (3.35 x 2.34)

Double glazed window to front. Radiator. Amtico flooring.

## CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Feature panelled wall. Extractor fan with air filtration. Radiator. Amtico flooring.

## FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space. Radiator.

## BEDROOM ONE

16'9" x 12'7" max (5.11 x 3.84 max)

to wardrobes

Double glazed window to front. Feature panelled walls. Two radiators. Built in wardrobes. Door to ensuite.

## ENSUITE

Double glazed obscure window to front. Three piece suite comprising double shower cubicle with mains shower. wash hand basin and close coupled wc. Heated towel rail. Shaver point. LED lighting. Amtico flooring. Extractor fan with air filtration,

## BEDROOM TWO

12'0" x 11'4" max (3.68 x 3.46 max)

Double glazed window to rear. Built in wardrobes. Radiator. Door to ensuite.

## ENSUITE

Double glazed window to side. Three piece suite comprising double shower cubicle with main shower. wash hand basin and close coupled wc. Heated towel rail. Amtico flooring. Extractor fan with air filtration.

## BEDROOM THREE

13'5" x 7'8" (4.10 x 2.36)

Double glazed window to front. Radiator. Feature wall panel.

## BEDROOM FOUR

12'5" x 13'1" (3.80 x 4.01)

Double glazed window to rear. Radiator. Built in wardrobe.

## BEDROOM FIVE

10'6" x 9'5" (3.22 x 2.89)

Double glazed window to rear. Radiator. Sound proofing fixed to two walls.

## FAMILY BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with shower over and screen, wash hand basin and close coupled wc. Radiator. Amtico flooring. LED lighting. Extractor fan with air filtration. Airing cupboard.

## FRONT GARDEN

Small front garden area. Hardstanding driveway parking to side leading to garage.

Tel: 01908 304480

## **GARAGE**

Up and over door to front. Double glazed door to rear garden. Power and light.

## **REAR GARDEN**

Laid to lawn with rear width patio area, decking and pergola. Mature flower beds and border. Barbecue area. Outside tap. Storage shed. Gated access to side.

## **OUTSIDE BAR**

To side of property. Enclosed with fitted roof space. Fixed bar. Power. Speaker system. Paved flooring. Television and internet point. Tiki style.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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. **MORTGAGE & FINANCIAL**

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Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.



## Road Map



## Hybrid Map



## Terrain Map



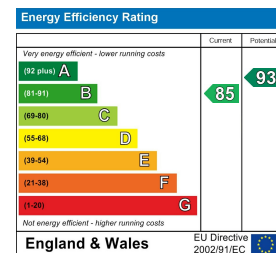
## Floor Plan



## 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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