



# Cauldwell

PROPERTY SERVICES



**89 St. Clements Drive**  
Bletchley, Milton Keynes, MK3 5ED

**£400,000**



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## ENTRANCE HALL

Composite double glazed door with obscure window to front. Stairs to first floor landing with understairs storage cupboard.

## LIVING ROOM

13'8" x 13'5" (4.18 x 4.10 )

max into bay

Double glazed bay window to front. Radiator. Television point and internet point. Part panelled walls. Arch to kitchen/dining room.

## KITCHEN/DINING ROOM

19'10" x 10'2" (6.05 x 3.10 )

Double glazed window to rear. Double glazed French doors to rear. Double glazed obscure door to side. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven, fitted microwave, five ring hob and integral dishwasher. Plumbing for washing machine. Vertical radiator. Part panelled walls. LED lighting. Understairs storage cupboard.

## FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed obscure window to side. Access to part boarded loft space. Airing cupboard housing combination boiler.

## BEDROOM ONE

14'2" x 11'1" (4.33 x 3.39 )

max into bay

Double glazed bay window to front. Radiator. Recess space.

## BEDROOM TWO

11'5" x 10'3" (3.48 x 3.14 )

Two double glazed windows to rear. Radiator. Built in wardrobe.

## BEDROOM THREE

8'3" x 8'8" max (2.54 x 2.66 max)

Double glazed window to front. Radiator

## BATHROOM

Double glazed obscure window to rear and side. Three piece suite comprising bath with mixer tap and shower screen, wash hand basin in vanity unit and close coupled wc. Heated towel rail. LED lighting.

## FRONT GARDEN

Laid to lawn with hedge border, flower beds and three colour slate shingle stone driveway. Double gates to rear.

## REAR GARDEN

Laid to lawn with rear width patio area. Double gates to front. Outside tap. Flower beds and borders. Storage shed. Raised rockery. Timber outbuilding on concrete base.

## TIMBER OUTBUILDING

27'1" x 10'9" (8.28 x 3.30 )

Four double glazed windows to side with double glazed doors to side. Power and lighting.

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

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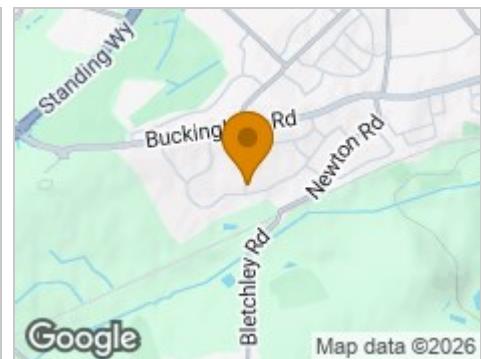
## Road Map



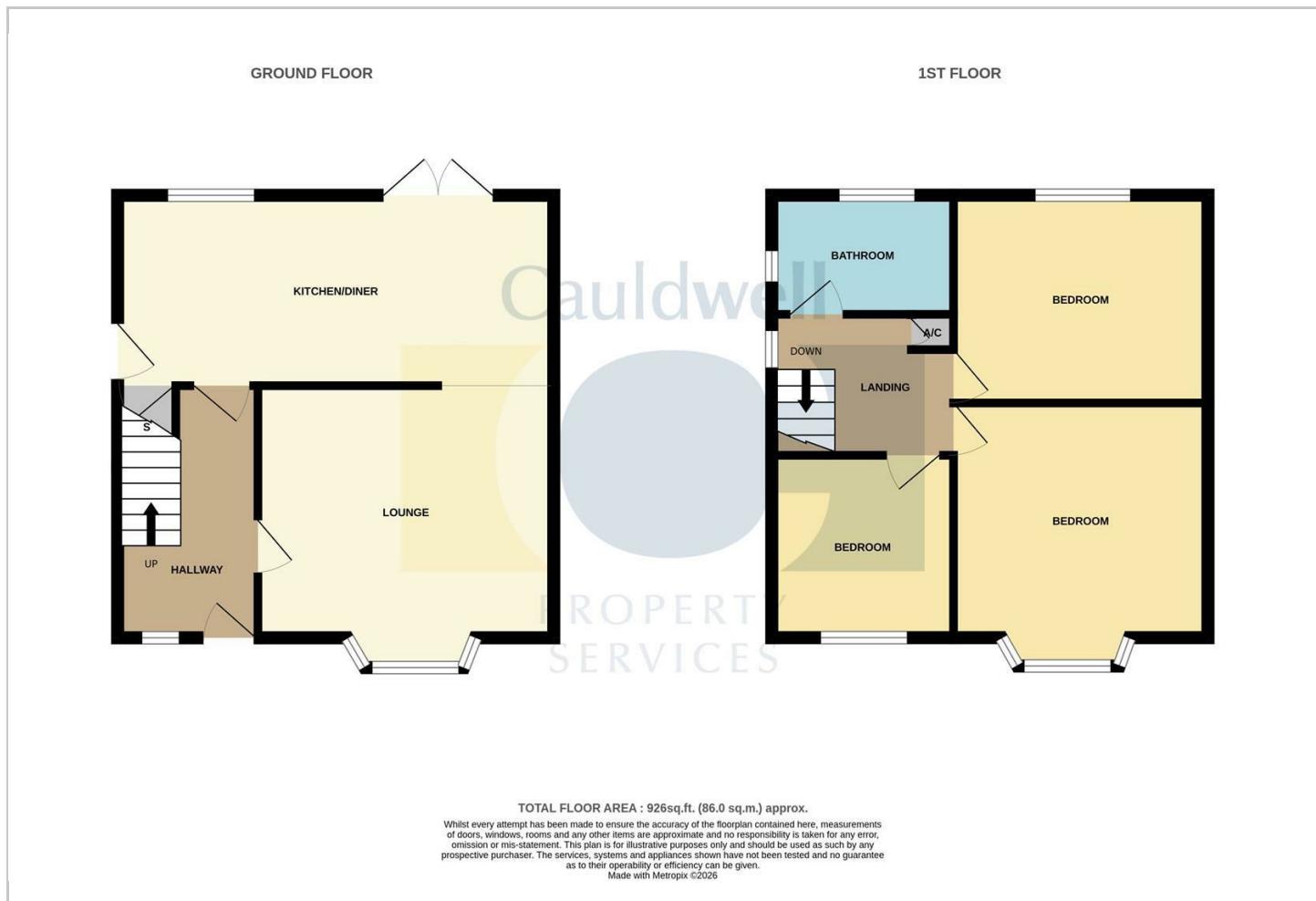
## Hybrid Map



## Terrain Map



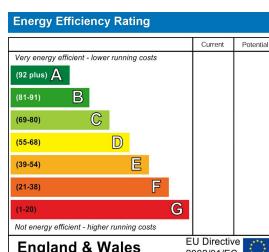
## Floor Plan



## 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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