



# Cauldwell

PROPERTY SERVICES



## 5 Defiance Avenue

Brooklands, Milton Keynes, MK10 7NS

£449,995



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## ENTRANCE HALL

Double glazed door to front. Double storage cupboard housing internet point and combination boiler. Radiator. Stairs to first floor landing

## CLOAKROOM

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

## BEDROOM FOUR/STUDY

9'1" x 6'0" (2.79 x 1.85)

Double glazed window to front. Radiator

## OPEN PLAN KITCHEN/DINING/LIVING SPACE

23'5" x 12'11" (7.16 x 3.95 )

max into rear bay

Double glazed windows and doors to rear. Radiator. Television point. Understairs storage cupboard.

## KITCHEN AREA

Fitted range of wall and base units with worksurfaces and under cupboard lighting. One and half bowl sink drainer and mixer tap. Electric oven and hob with extractor over. Integral fridge freezer, dishwasher and washing machine.

## FIRST FLOOR LANDING

Stairs from entrance hall. Radiator. Stairs to second floor landing.

## LIVING ROOM

12'11" x 11'7" max (3.95 x 3.55 max)

Two double glazed windows to rear. Radiator. Television point.

## BEDROOM ONE

12'11" x 10'2" (3.95 x 3.11)

Two double glazed windows to front. Radiator. Television point. Door to ensuite

## ENSUITE

Double glazed obscure window to side. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Shaver point. Extractor fan.

## SECOND FLOOR LANDING

Stairs from landing. Radiator. Access to loft space

## BEDROOM TWO

12'11" x 11'4" (3.95 x 3.47)

Double glazed sky light window to rear with blind. Radiator. Storage cupboard.

## BEDROOM THREE

12'11" x 7'4" (3.95 x 2.24)

Double glazed window to front. Double glazed sky light window with blind to front. Radiator. Storage cupboard.

## BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap, mains shower and screen, wash hand basin and close coupled wc. Heated towel rail. Extractor fan.

## FRONT GARDEN

Small garden area with block paved driveway to side for parking.

## REAR GARDEN

Laid to lawn with patio area. Timber shed. Gated access to front.

All measurements are approximate.  
The area measurements are taken from the government EPC register.  
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.



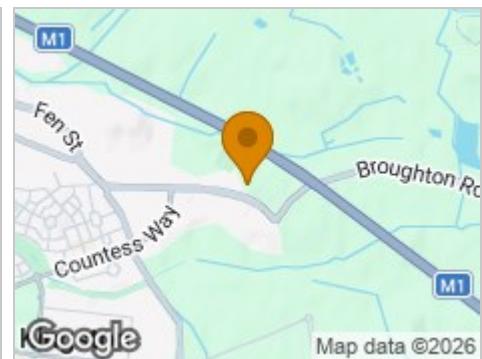
## Road Map



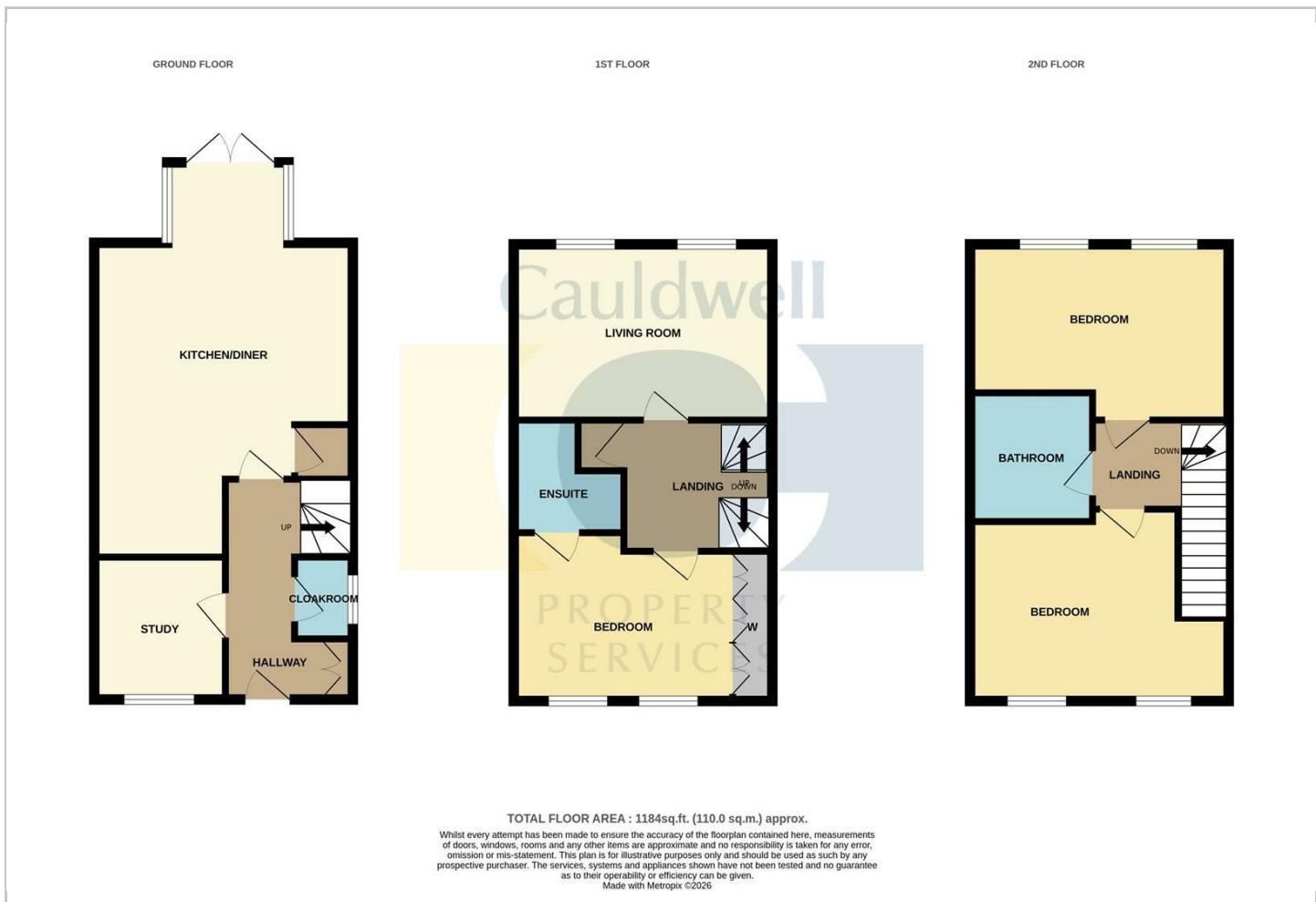
## Hybrid Map



## Terrain Map



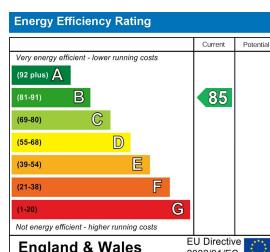
## Floor Plan



## 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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