



# Cauldwell

PROPERTY SERVICES



## 13 Twinflower

Walnut Tree, Milton Keynes, MK7 7LH

£235,000



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## LIVING/DINING ROOM

16'6" x 13'3" max (5.05 x 4.06 max)

Composite double glazed door to front. Double glazed window to front. Double glazed French doors to side. Two radiators. Television and internet point. Stairs to first floor landing with understairs storage cupboard. Door to kitchen.

## KITCHEN

10'5" x 5'9" (3.20 x 1.76)

Double glazed window to front. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and hob. Space for fridge freezer. Radiator.

## UTILITY ROOM

5'9" x 5'6" (1.76 x 1.70)

Fitted wall and base units with worksurfaces incorporating sink drainer unit. Plumbing for washing machine. Wall mounted heater.

## FIRST FLOOR LANDING

Stairs from living room. Double glazed sky light window to side.

## BEDROOM

10'9" x 10'2" (3.29 x 3.10)

Double glazed window to front. Radiator. Access to boarded loft space with combi boiler. LED lighting.

## SHOWER ROOM

7'2" x 5'5" (2.19 x 1.66)

Three piece suite comprising double shower cubicle with mains shower. wash hand basin in vanity surround and close coupled wc. Wall mounted medicine cabinet. Extractor fan. Heated towel rail. Tiled flooring.

## FRONT GARDEN

Small bedded garden area. Block paved driveway parking.

## REAR GARDEN

Laid to sandstone patio. Part boarded. Timber shed. Gated access to front.

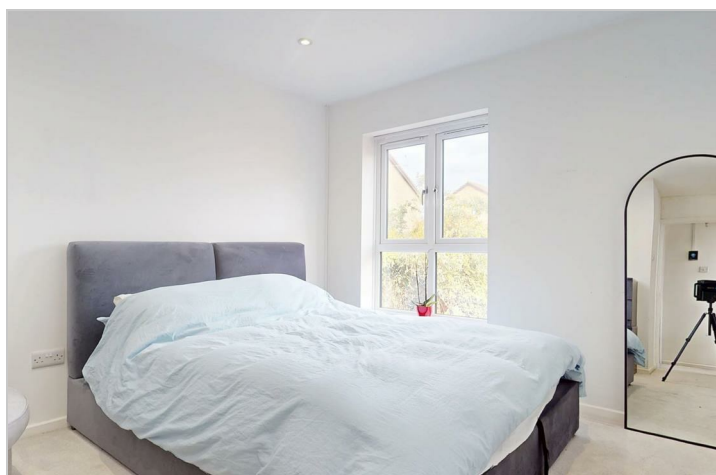
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## Road Map



## Hybrid Map



## Terrain Map



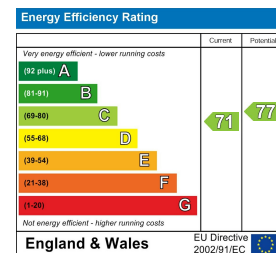
## Floor Plan



## 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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