



# Cauldwell

PROPERTY SERVICES



## 22 Thorneycroft Lane

Downhead Park, Milton Keynes, MK15 9BA

£695,000



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## ENTRANCE HALL

Door to cloakroom, kitchen/dining room and living room. Stairs to first floor. Hardwood flooring Frosted double glazed window to front. Radiator.

## KITCHEN/DINER

21'1" x 9'10" to 12'4" (6.44 x 3.00 to 3.77)

Re-fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Space for Range cooker and extractor. Space for American style fridge freezer. Built in dishwasher and microwave. Two breakfast bars. Three double glazed windows to rear. Radiator. Under stairs storage cupboard. Door to utility room. Hardwood and tiled flooring. Skimmed ceiling with inset lighting. Under unit lighting.

## UTILITY ROOM

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Plumbing for washing machine and space for tumble dryer. Wall mounted boiler. Tiled flooring. Double glazed door to rear. Splash back tiling. Skimmed ceiling. Extractor.

## LIVING ROOM

31'1" x 11'9" (9.47m x 3.58m )

Double glazed bay window to front. Double glazed bi fold doors to rear. Feature log burner. Coving to skimmed ceiling Hardwood flooring. Radiator.

## FIRST FLOOR LANDING

Doors to all rooms. Coving to skimmed ceiling. Loft access with pull down ladder. Radiator. Airing cupboard housing water tank.

## BEDROOM ONE

17'5" x 10'8" (5.31 x 3.27)

Double glazed bay window to front. Two double door built in cupboards. Radiator. Skimmed ceiling with inset lighting. Door to re-fitted ensuite.

## ENSUITE

Three piece re-fitted suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin with cupboard under. Part tiled walls. Tiled flooring. Skimmed ceiling. Inset lighting. Extractor. Frosted double glazed window to front.

## BEDROOM THREE

11'4" x 12'3" (3.46 x 3.75)

Double glazed window to rear Radiator. Skimmed ceiling with inset lighting. Built in wardrobe.

## BEDROOM TWO

16'6" x 12'3" (5.03 x 3.75)

Double glazed window to rear. Radiator. Skimmed ceiling. Double door built in cupboard. Door to refitted ensuite.

## ENSUITE

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Tiled walls and flooring. Skimmed ceiling with inset lighting and extractor. Frosted double glazed window to side.

## BEDROOM FOUR

10'0" x 7'11" (3.05 x 2.43)

Double glazed window to front. Radiator. Skimmed ceiling.

## BATHROOM

Re-fitted suite comprising panelled bath with shower over, low level wc and wash hand basin in vanity surround. Part tiled walls. Tiled flooring. Heated towel rail. Frosted double glazed window to front. Shaver point. Extractor. Skimmed ceiling with inset lighting.

## REAR GARDEN

Enclosed rear garden, laid mainly to lawn with patio area. Wooden fence surround. Gated side access.

Tel: 01908 304480

Summer house. Outside tap and lighting. Service door to garage. Gated side access. Scope for extension subject to planning.

### FRONT GARDEN

A substantial block paved driveway with parking for a number of vehicles.

### DOUBLE GARAGE

Double up and over doors. Power and light. One garage part converted to gym. EV Charger.

All measurements are approximate.

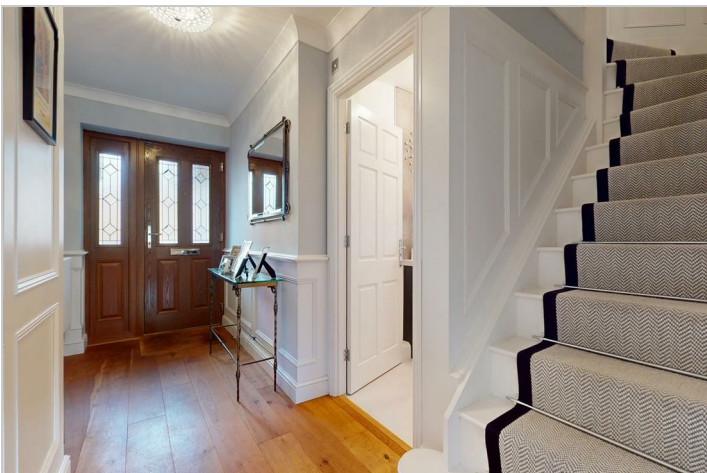
The area measurements are taken from the government EPC register.

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## Road Map



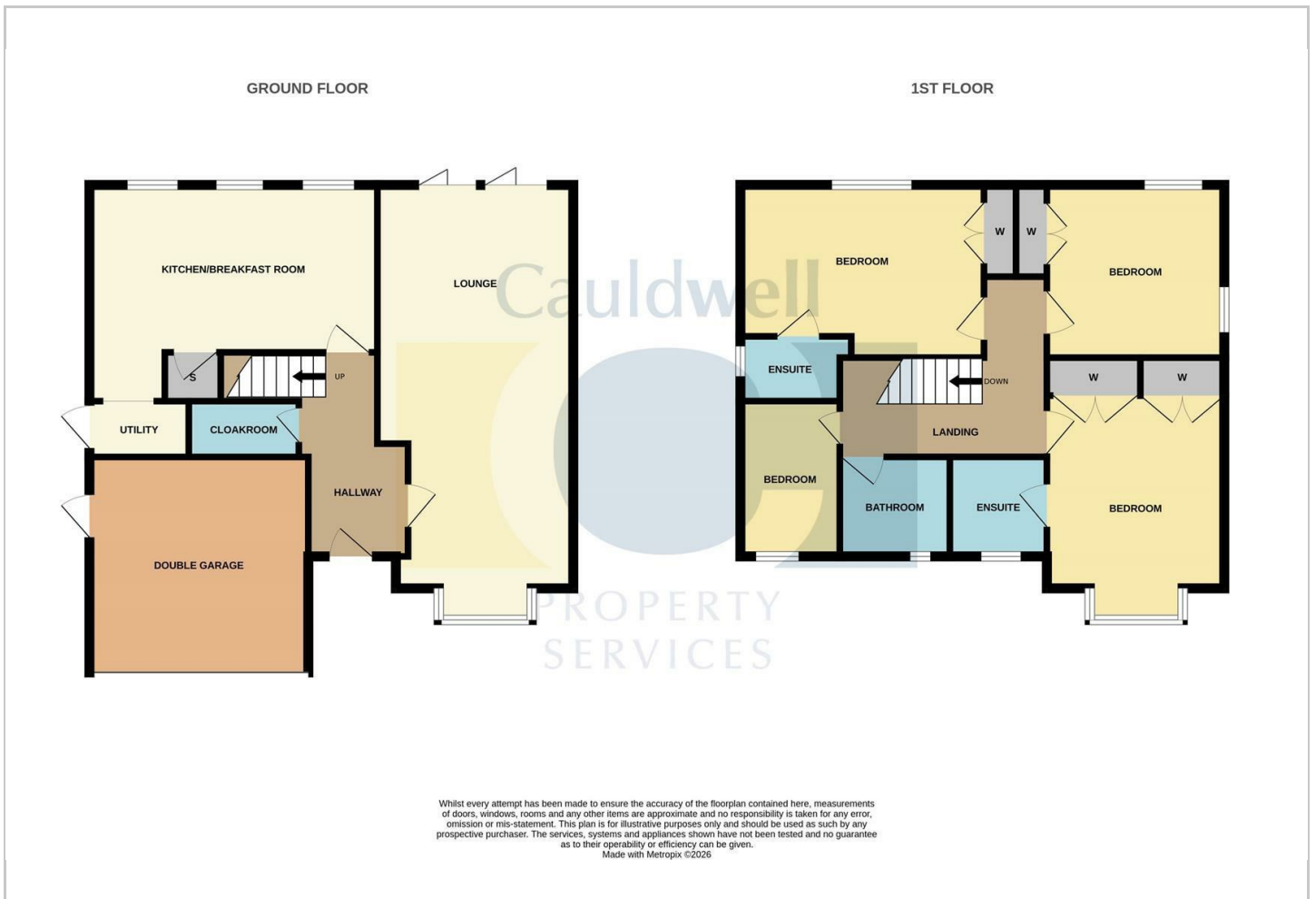
## Hybrid Map



## Terrain Map



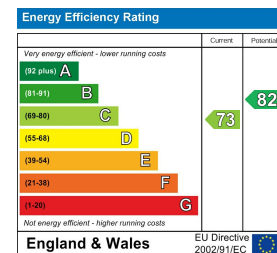
## Floor Plan



## 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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