

# Cauldwell

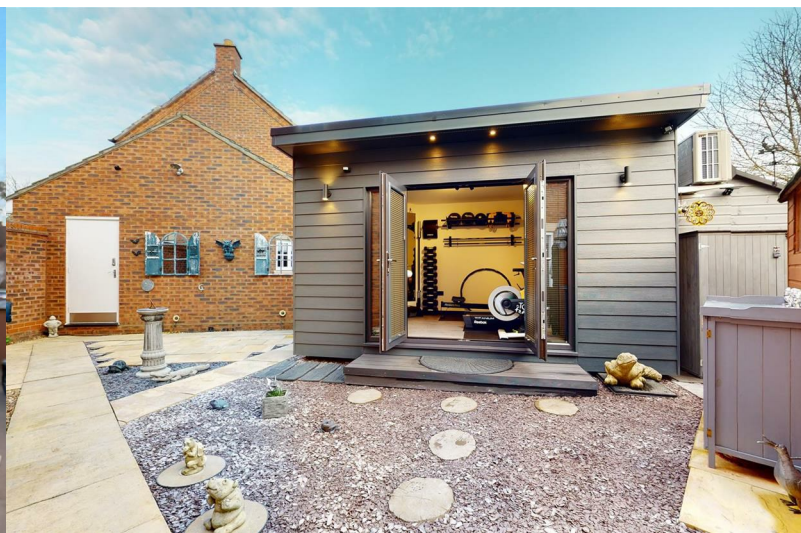
PROPERTY SERVICES



## 45 Queensbury Lane

Monks Park, Milton Keynes, MK10 9PQ

Asking Price £465,000





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Monskton Park, Milon Keynes, MK10 9PQ

Asking Price £465,000



## ENTRANCE HALL

Front entrance door. Stairs to first floor. Radiator. Door to living room and kitchen/diner.

## LIVING ROOM

16'6" x 10'3" (5.03 x 3.12)

Double glazed window to front. Sliding double glazed doors to rear. Two radiators. Coving to textured ceiling.

## KITCHEN/DINER

16'6" x 9'8" (5.03 x 2.95)

Triple aspect room with double glazed window to front, rear and side. Coving to textured ceiling. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Built in double stainless steel oven and four ring hob. Built in fridge freezer and dishwasher. Tiled flooring. Extractor. Arch to utility room.

## UTILITY ROOM

Base units with worksurface incorporating sink drainer unit. Wall mounted boiler. Double glazed door to rear garden. Door to cloakroom.

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator. Tiled flooring.

## FIRST FLOOR LANDING

Doors to all rooms. Access to boarded loft with ladder and light. Double glazed window to rear. Airing cupboard.

## BEDROOM ONE

10'3" x 10'0" (3.12 x 3.05)

Double door built in cupboard. Double glazed window to front. Radiator. Door to ensuite.

## ENSUITE

Three piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin. Extractor. Radiator. Tiled flooring.

## BEDROOM TWO

10'3" x 9'5" (3.12 x 2.87)

Double glazed window to front. Radiator.

## BEDROOM THREE

7'2" x 6'8" (2.18 x 2.03)

Double glazed window to rear. Radiator.

## BATHROOM

Three piece suite comprising panelled bath, low level wc and wash hand basin. Tiled flooring. Part tiled walls. Extractor. Frosted double glazed window to rear. Radiator.

## REAR GARDEN

Enclosed rear garden with repaved patio and decorative stones. Wooden fence surround. Patio area. Gated access. Door to insulated composite home office/gym with air conditioning/heating. Outside tap & power.

## SINGLE GARAGE

Up and over door. Power and light. Part boarded eaves storage.

## FRONT GARDEN

Decorative stone. Wrought iron fence surround.

## SIDE GARDEN

Membrane.

## COUNCIL TAX BAND

Council tax band D. Sourced from <https://www.gov.uk/council-tax-bands>

All measurements are approximate. 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.

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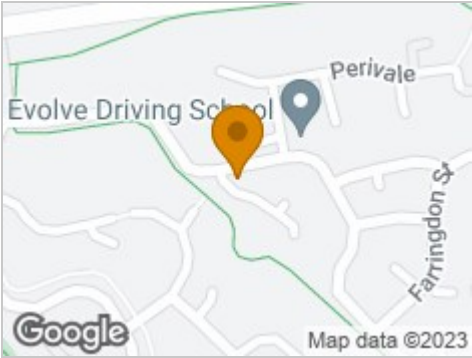
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Road Map



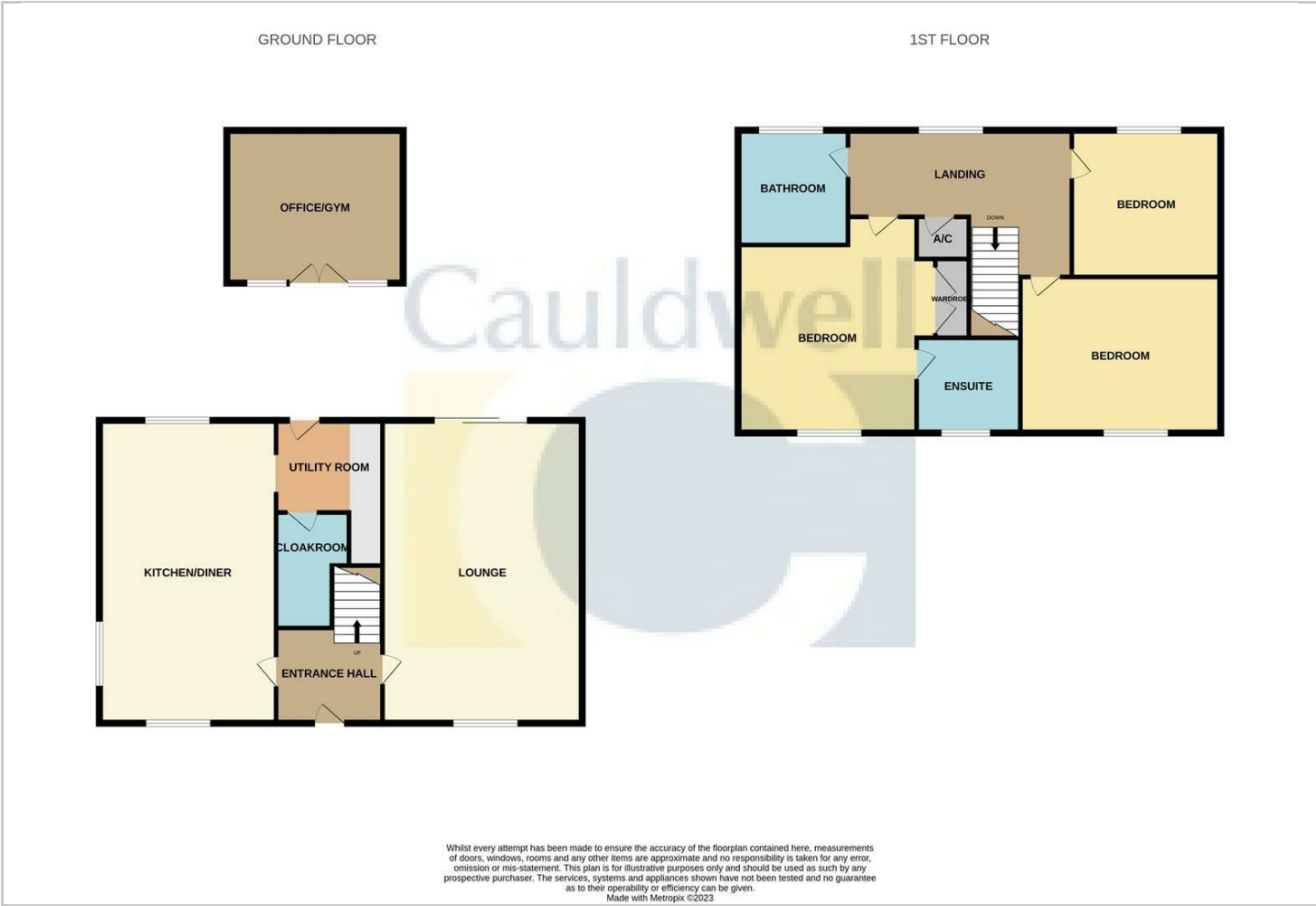
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Cauldwell Property Services LTD 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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