



# Cauldwell

PROPERTY SERVICES



## 51 Ashfield

Stantonbury, Milton Keynes, MK14 6AU

Offers Over £425,000



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## ENTRANCE PORCH

Double glazed UPVC door to front. Parquet flooring. Door to cloakroom French doors to entrance hall.

## CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin. Radiator. Tiled floor.

## ENTRANCE HALL

Radiator. Understairs storage cupboard. Additional storage cupboard. Parquet flooring

## KITCHEN

10'3" x 9'1" (3.14 x 2.77)

Double glazed window to front. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Under cupboard lighting. Bosch electric oven and grill with four ring gas hob and extractor hood. Plumbing for dishwasher. Space for under counter fridge. Parquet flooring. LED lighting. Concertina door to inner hall way.

## INNER HALL WAY

Stairs to first floor landing. Parquet flooring. Door to study.

## STUDY

10'7" x 6'3" (3.25 x 1.92)

Window to rear. Radiator. Parquet flooring.

## UTILITY ROOM

13'6" x 7'9" max (4.12 x 2.37 max)

Double glazed window to front. Double glazed obscure door to side. Fitted wall and base units with worksurfaces incorporating sink drainer unit. Plumbing for washing machine. Space for tumble dryer and American style fridge freezer. Wall mounted central heating boiler. Radiator. Tiled flooring.

## LIVING ROOM

18'1" x 10'8" (5.53 x 3.26)

Double glazed patio doors to rear. Two radiators. Television point. Parquet flooring.

## GARDEN ROOM

21'5" x 8'9" (6.53 x 2.68)

Double glazed windows with fitted blinds to both sides and rear. Two sets of French doors with fitted blinds. Radiator. LED lighting. Fitted warm roof with glass roof panels.

## FIRST FLOOR LANDING

Stairs from inner hall way. Access to part boarded loft space. Radiator. Airing cupboard.

## BEDROOM ONE

14'8" x 9'3" (4.49 x 2.82)

Double glazed window to rear. Radiator. Built in wardrobes. Concertina door to ensuite.

## ENSUITE

7'4" x 5'10" (2.24 x 1.80)

Double glazed obscure window to front. Re-fitted three piece suite comprising walk in shower area with mains shower, rainfall head and glass shower screen, remote control start stop shower button, wash hand basin in vanity surround and close coupled wc. LED cabinet. LED lighting. Heated towel rail. Tiled flooring.

## BEDROOM TWO

12'2" x 10'4" (3.73 x 3.17)

Double glazed window to front. Radiator.

## BEDROOM THREE

14'1" x 7'5" (4.30 x 2.27)

Double glazed window to rear Radiator.

## BEDROOM FOUR

7'10" x 7'5" (2.41 x 2.27)

Double glazed window to rear. Radiator.

## FAMILY BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with electric shower, wash hand basin and close coupled w.c. Heated towel rail. LED mirrored cabinet with built in speakers and bluetooth connection.

## FRONT GARDEN

Small front garden area with mature trees, plants and shingle beds. Block paved driveway parking to side leading to garage. Outside tap.

## GARAGE

Up and over door to front. Power and light.

## REAR GARDEN

Full width shingle stone seating area leading to circular shaped patio with paths, mature flower beds and borders. Timber shed. Raised decking area with pergola barbecue area. Outside power and lighting,. Gated access to front. Part walled. Outside tap. Vegetable patch to side with raised beds.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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**LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.



## Road Map



## Hybrid Map



## Terrain Map



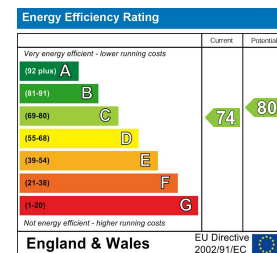
## Floor Plan



## 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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