



# Cauldwell

PROPERTY SERVICES



## 8 Tredington Grove

Caldecotte, Milton Keynes, MK7 8LR

£440,000



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## ENTRANCE HALL

Composite door to front. Stairs to first floor landing. Vertical radiator. Feature panelled walls. Door to living room.

## LIVING ROOM

13'0" x 11'6" (3.98 x 3.51)  
Double glazed box bay window to front. Radiator. Television point. Feature panelled walls. Arch to kitchen/dining room.

## KITCHEN/DINING ROOM

14'11" x 11'3" (4.56 x 3.43)  
Double glazed patio doors and window to rear. Fitted with a modern range of wall and base units with worksurfaces incorporating sink drainer and mixer with soap dispenser. Electric oven and hob with extractor hood over. Fitted microwave. Integral fridge freezer, dishwasher and washer dryer. Breakfast bar seating area. Panelled splash backs and walling. Understairs storage cupboard. Double glazed door to side.

## FIRST FLOOR LANDING

Stairs from entrance hall. Storage cupboard. Access to loft space housing boiler.

## BEDROOM ONE

14'11" x 8'3" (4.55 x 2.54)  
max into wardrobe recess  
Double glazed window to front. Radiator. Built in wardrobes with mirrored sliding doors.

## BEDROOM TWO

9'8" x 8'8" (2.96 x 2.66)  
Double glazed window to rear. Radiator. Fitted wardrobes with mirrored sliding doors.

## BEDROOM THREE

9'10" x 5'11" (3.00 x 1.82)  
Double glazed window to rear. Radiator. Fitted wardrobes.

## BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with electric shower and screen, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. Lit mirror.

## FRONT GARDEN

Porcelain patio paved garden with decorative composite fencing to front and side. Hardstanding driveway leading to garage.

## GARAGE

Up and over door to front. Power and light. Double glazed personal door to rear garden.

## REAR GARDEN

Mainly laid to porcelain patio area. Aluminum awning with remote controlled blinds. Outside tap. Gated access to front. Power and water point. Composite fencing with LED solar lighting.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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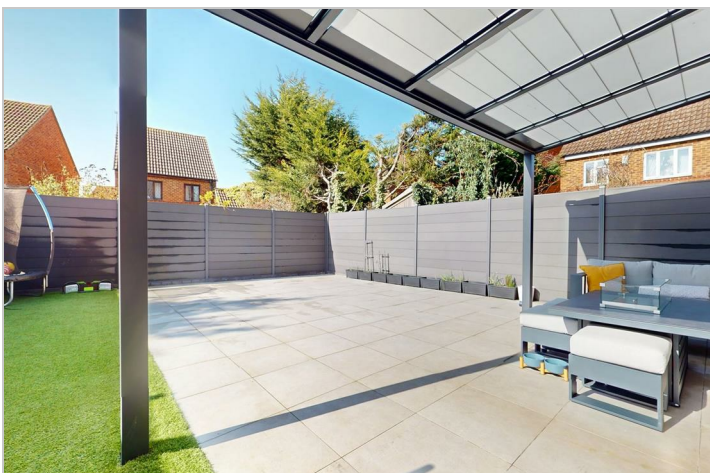
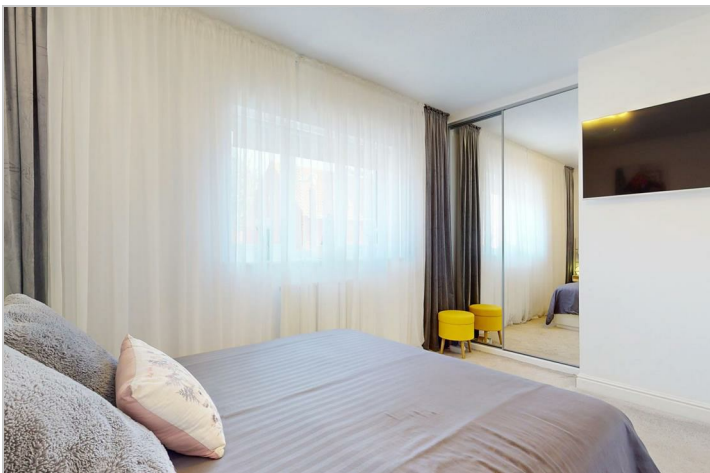
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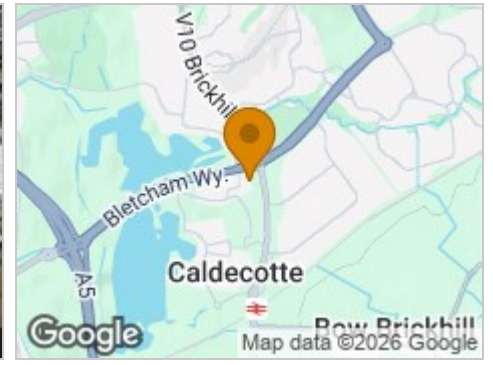
## Road Map



## 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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