



# Cauldwell

PROPERTY SERVICES



## 17 Vanguard Circle

Brooklands, Milton Keynes, MK10 7JB

Offers Over £545,000



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## ENTRANCE HALL

Composite double glazed door and window to front. Stairs to first floor landing with understairs storage area. Radiator.

## BEDROOM FOUR

10'3" x 10'1" (3.13 x 3.08)

Two double glazed windows to front. Radiator.

## BEDROOM FIVE

8'10" x 8'3" (2.70 x 2.52)

Double glazed window to rear. Radiator.

## CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan. Tiled flooring

## UTILITY ROOM

Double glazed door to rear. Fitted wall and base units with worksurfaces. Integral washing machine. Space for tumble dryer. Wall mounted boiler. Extractor fan. Tiled flooring.

## FIRST FLOOR LANDING

Stairs from entrance hall. Stairs to second floor landing. Radiator.

## LIVING ROOM

19'5" x 11'6" (5.92 x 3.53)

Double glazed window to rear. Double glazed windows with blinds. Two radiators. Television and internet point. Opening to study.

## STUDY

6'0" x 4'9" (1.85 x 1.45)

Double glazed window to front. Radiator. Understairs storage cupboard. Door to kitchen/dining room.

## KITCHEN/DINING ROOM

19'5" x 10'3" (5.93 x 3.14)

Double glazed window to rear. Double glazed French doors and windows to front with blinds. Range of wall and base units with worksurfaces incorporating one and half bowl

sink drainer and mixer tap. Electric oven and grill with five ring gas hob and extractor hood. Under cupboard lighting. Fitted dishwasher and integral fridge freezer. Two radiators. Tiled flooring.

## CLOAKROOM

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

## SECOND FLOOR LANDING

Stairs from first floor landing. Double glazed window to front. Radiator. Access to loft space. Double airing cupboard.

## BEDROOM ONE

14'6" x 10'5" (4.44 x 3.20)

Two double glazed windows to front,. Radiator. Fitted wardrobes. Door to ensuite.

## ENSUITE

Double glazed obscure window to rear. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Shaver point. Extractor fan. Radiator.

## BEDROOM TWO

12'2" x 11'8" (3.72 x 3.58)

Double glazed window to rear Radiator.

## BEDROOM THREE

11'8" x 6'11" max (3.58 x 2.11 max)

Two double glazed windows to front. Radiator. Freestanding wardrobes

## BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap, shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Radiator.

## FRONT GARDEN

Small garden area. Driveway to side. EV charge point.

## DETACHED GARAGE

Up and over door to front. Power and light. Personal door to garden.

## REAR GARDEN

Mainly lawned garden with patio area and outside tap. Gated access to front.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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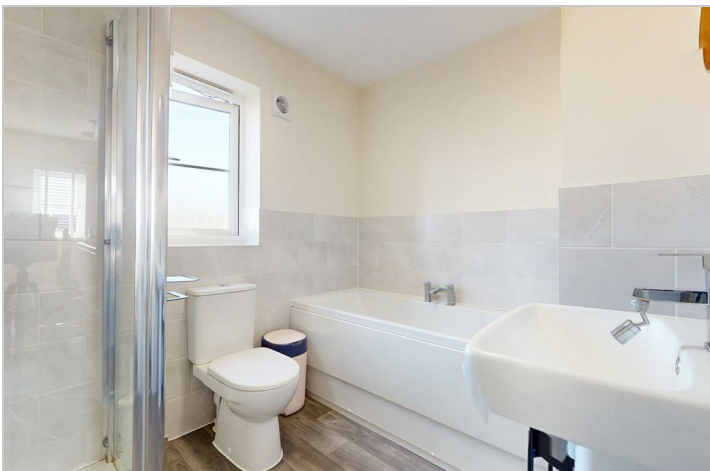
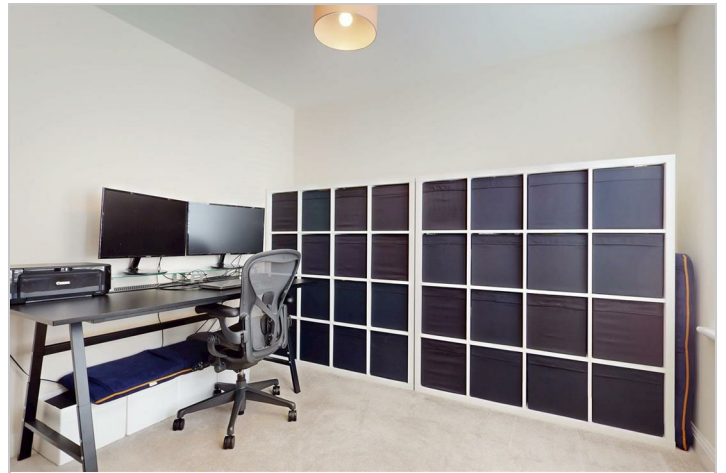
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Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.



## Road Map



## Hybrid Map



## Terrain Map



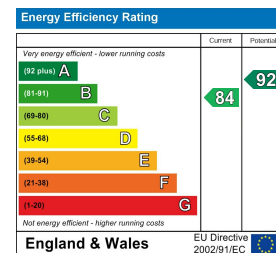
## Floor Plan



## 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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