



# Cauldwell

PROPERTY SERVICES



## 4 Walton Road

Middleton, Milton Keynes, MK10 9AX

£765,000



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## ENTRANCE HALL

Double glazed obscure window and door to front. Stairs to first floor landing. Radiator.

## LIVING ROOM

20'3" x 12'0" (6.19 x 3.68)

Double glazed window to side aspect and double glazed patio doors to opposite side. Radiator. Vertical radiator. Television point.

## DINING ROOM

13'4" x 10'8" (4.08 x 3.27)

French doors from entrance hall. Radiator. Patio doors to side aspect. Opening to kitchen.

## KITCHEN

16'11" x 8'8" (5.16 x 2.66)

Double glazed windows to rear and side. Fitted range of wall and base units with Corian worksurfaces. One and half bowl sink drainer and mixer tap. Electric oven and hob with extractor hood over. Integral fridge freezer and dishwasher. Under cupboard lighting. Vertical radiator. Door to utility room.

## UTILITY ROOM

7'8" x 6'2" (2.35 x 1.90)

Double glazed door to rear. Fitted with a range of wall and base units with Corian worksurfaces. Sink unit and mixer tap. Plumbing for washing machine. Integral fridge. Extractor fan. Radiator.

## STUDY

9'2" x 6'2" (2.8 x 1.89)

Double glazed window to front. Radiator. Door to double garage. Internet point.

## CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Radiator. Extractor fan.

## FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space. Double glazed window to side. Walk in airing cupboard.

## BEDROOM ONE

14'2" x 17'5" (4.32 x 5.33)

Two double glazed windows to front. Two radiators. Fitted wardrobes and bedroom furniture.

## WALK IN WARDROBE

7'4" x 6'5" (2.26 x 1.97)

Fitted wardrobe storage. Radiator. Lighting.

## ENSUITE

Three piece suite comprising bath with mixer tap, shower cubicle with mains shower. wash hand basin with vanity surround and close coupled wc. LED lighting. Shaver point. Extractor fan. Radiator. Light tube.

## BEDROOM TWO

13'1" x 10'8" (3.99m x 3.25m)

Double glazed window to side. Radiator.

## WALK IN WARDROBE

7'1" x 4'2" (2.18 x 1.28)

Shelving. Lighting.

## ENSUITE

Double glazed window to side. Three piece suite comprising 'P' shaped bath and mixer tap with mains shower and screen, wash hand basin in vanity surround and close coupled wc. Shaver point. Heated towel rail. Radiator. Lit mirror. Extractor fan. LED lighting.

## BEDROOM THREE

12'5" x 10'9" (3.79 x 3.28)

Double glazed window to side. Radiator. Built in wardrobes.

## BEDROOM FOUR

12'3" x 9'4" (3.75 x 2.87)

Double glazed window to side. Radiator.

## BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with shower over and screen, wash hand basin in vanity surround and close coupled wc. Radiator. Shaver point. Extractor fan.

## FRONT GARDEN

Small shingle stone bordered garden,. Block paved driveway parking to front.

## INTEGRAL DOUBLE GARAGE

17'6" x 16'8" (5.35 x 5.09)

Two electric roller doors to front,. Double glazed door to rear. Tap. Combination boiler.

## REAR GARDEN

A mature wrap around garden offering patio areas, raised beds and lawn area, Two timber shed. Mature trees, plants and foliage. Gated access to front Outside tap.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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## Road Map



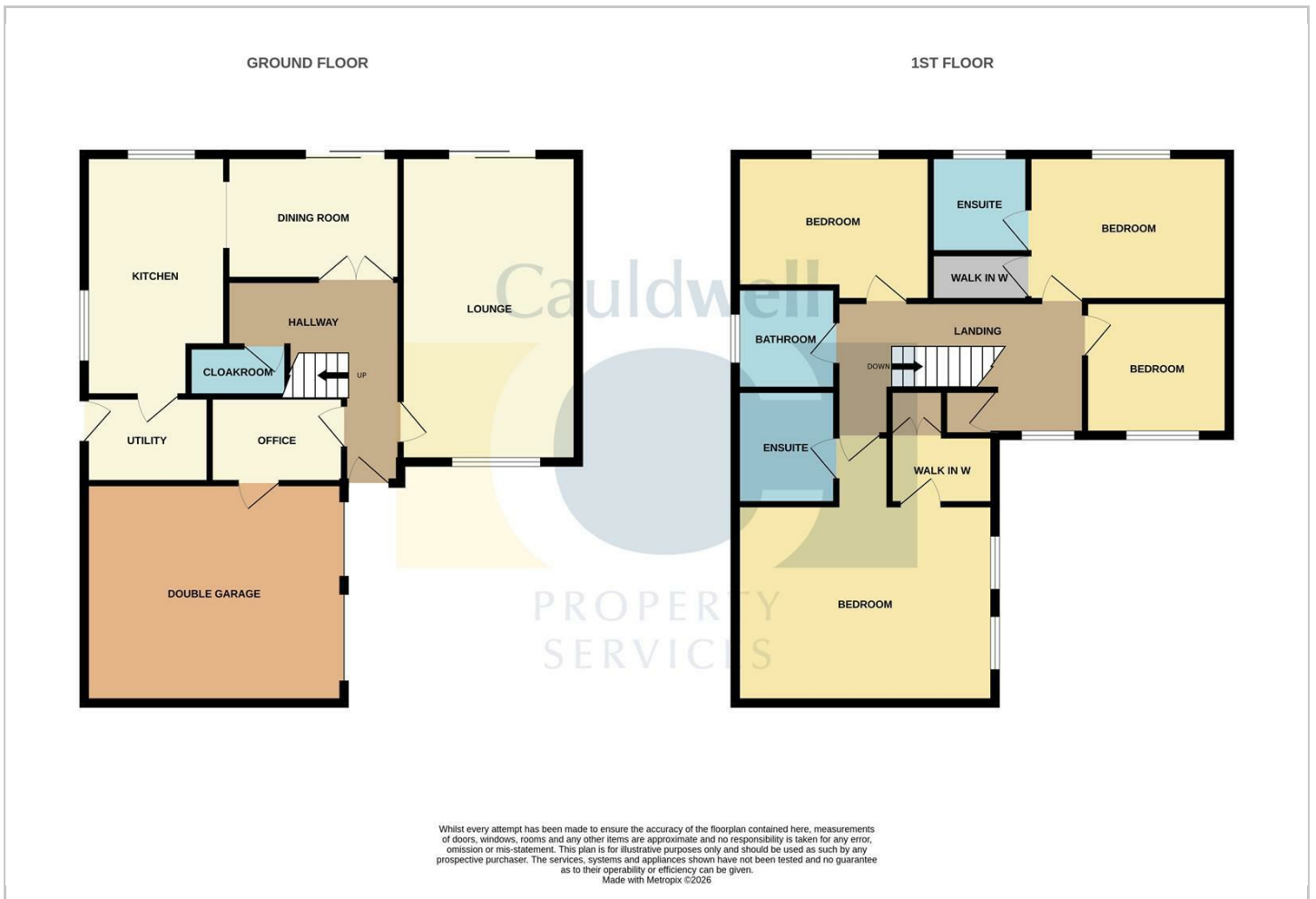
## Hybrid Map



## Terrain Map



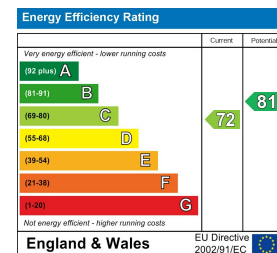
## Floor Plan



## 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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