



# Cauldwell

PROPERTY SERVICES



## 6 Goldhawk Road

Monkston Park, Milton Keynes, MK10 9QD

£825,000



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### ENTRANCE HALL

Double glazed composite door to front. Stairs to first floor landing with understairs storage cupboard. Radiator.

### LIVING ROOM

21'9" x 12'8" (6.63 x 3.87)

Double glazed French doors to side aspect. Double glazed window to front. Two radiators. Television point and internet point.

### KITCHEN/DINING/FAMILY ROOM

22'11" x 10'9" (7.0 x 3.29)

Two double glazed windows to side. Double glazed window to front and rear. Fitted wall and base units with granite worksurfaces. Electric oven, grill and hob with extractor hood over. Integral fridge freezer and dishwasher. One and half bowl sink drainer unit. Radiator. Tiled flooring. Door to utility room.

### UTILITY ROOM

7'2" x 6'0" (2.19 x 1.84)

Double glazed door to rear aspect. Fitted wall and base units with worksurfaces incorporating stainless steel sink drainer. Plumbing for washing machine and space for tumble dryer. Radiator. Tiled flooring. Wall mounted central heating boiler. Extractor fan.

### DINING ROOM

12'6" x 10'9" (3.83 x 3.30)

Double glazed windows to front and side. Two doors to from entrance hall. Radiator.

### CLOAKROOM

Double glazed obscure window to rear. Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan. Part tiled walls.

### FIRST FLOOR LANDING

Stairs from entrance hall. Radiator. Dog leg stairs to second floor landing.

### BEDROOM ONE

15'2" x 12'9" (4.63 x 3.89)

Double glazed windows to front and side. Radiator. Built in double wardrobe with sliding doors. Door to ensuite.

### ENSUITE

10'10" x 5'3" (3.31 x 1.62)

Double glazed obscure window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Shaver point. Part tiled walls. Extractor fan. LED lighting. Radiator. Tiled flooring.

### BEDROOM TWO

13'11" x 10'6" (4.25 x 3.21)

Double glazed windows to front and side. Radiator. Door to ensuite.

### ENSUITE

6'7" x 5'4" (2.02 x 1.65)

Double glazed obscure window to front. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Shaver point. Extractor fan. LED lighting. Part tiled walls. Tiled flooring.

### BEDROOM THREE

11'10" x 10'11" (3.63 x 3.33)

Double glazed windows to front and side. Radiator.

### BATHROOM

8'8" x 5'3" (2.66 x 1.61)

Double glazed obscure window to rear. Three piece suite comprising bath with shower attachment, close coupled wc and wash hand basin. Shaver point. Extractor fan. LED lighting. Part tiled walls. Tiled flooring.

### STUDY/BEDROOM SIX

8'10" x 8'8" (2.70 x 2.66)

Double glazed window to rear. Radiator.

### SECOND FLOOR LANDING

Stairs from first floor landing. Radiator.

### BEDROOM FOUR

17'0" x 11'1" (5.20 x 3.38)

Double glazed window to front. Double glazed sky light window with fitted blinds to rear. Radiator. Walk in airing cupboard.

### BEDROOM FIVE

17'1" x 10'10" (5.21 x 3.31)

Double glazed windows to side and rear. Radiator.

## SHOWER ROOM

7'0" xs 5'1" (2.15 xs 1.56)

Double glazed sky light to rear with fitted blind. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Part tiled walls. LED lighting. Extractor fan. Shaver point. Radiator. Tiled flooring.

## FRONT GARDEN

Small bedding planted area. Block paved driveway parking for six vehicles leading to detached double garage.

## DOUBLE GARAGE

17'2" x 16'8" (5.24 x 5.10)

Two remote controlled electric roller doors to front. Power and light. Double glazed personal door to rear.

## REAR GARDEN

Mainly laid to lawn with rear width patio area extending along side offering two seating areas, power points, gated access to front. Mature trees and plants.,

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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