



# Cauldwell

PROPERTY SERVICES



## 25 Burney Drive

Eagle Farm South, Milton Keynes, MK17 7BT

£415,000



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## ENTRANCE HALL

Double glazed composite door to front. Radiator. Stairs to first floor landing.

## CLOAKROOM

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

## KITCHEN

10'9" x 8'4" (3.29 x 2.55)

Double glazed window to front. Fitted with a range of wall and base units with worksurfaces and under cupboard lighting. Electric oven, four ring gas hob and extractor hood. Integral washing machine. Fridge freezer and dishwasher. Wall mounted combination boiler. Radiator.

## LIVING/DINING ROOM

15'6" x 15'7" (4.73 x 4.77)

Double glazed French doors and windows to rear. Two radiators. Television and internet point. Understairs storage cupboard.

## FIRST FLOOR LANDING

Stairs from entrance hall. Two storage cupboards.

## BEDROOM TWO

13'3" x 9'1" (4.06 x 2.78)

Double glazed window to front, fitted wardrobes. Radiator.

## BEDROOM THREE

12'2" x 8'9" (3.73 x 2.67)

Double glazed window to rear. Radiator.

## BATHROOM

Double glazed obscure window to front. Four piece

suite comprising bath with mixer tap, shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Heated towel rail.

## MASTER BEDROOM ENTRANCE

Double glazed window to rear. Stairs to second floor with under stairs storage space.

## MASTER BEDROOM

20'0" x 15'6" (6.12 x 4.74)

Double glazed window to front. Two double glazed sky light windows with fitted blinds to rear. Two radiators. Fitted wardrobes, chest of drawers and over head storage cupboards. Access to boarded loft space via fitted loft ladder. Door to ensuite.

## ENSUITE

Double shower cubicle with electric shower, wash hand basin and close coupled wc. Shaver point. Heated towel rail. Extractor fan.

## FRONT GARDEN

Small paved garden area.

## REAR GARDEN

Laid to lawn with patio area. Timber shed. Outside tap. Gated access to side.

## PARKING

For two vehicles to side. EV charge point.

All measurements are approximate.

The area measurements are taken from the government EPC register.

The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any

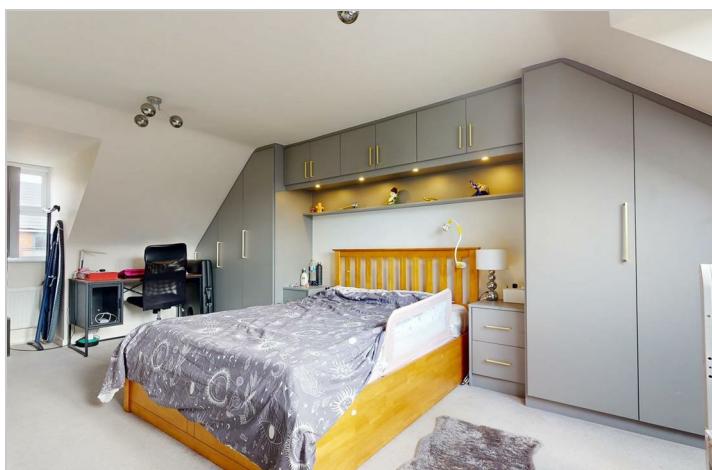
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All clients are subject to identity and source of funds

checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.



## Road Map



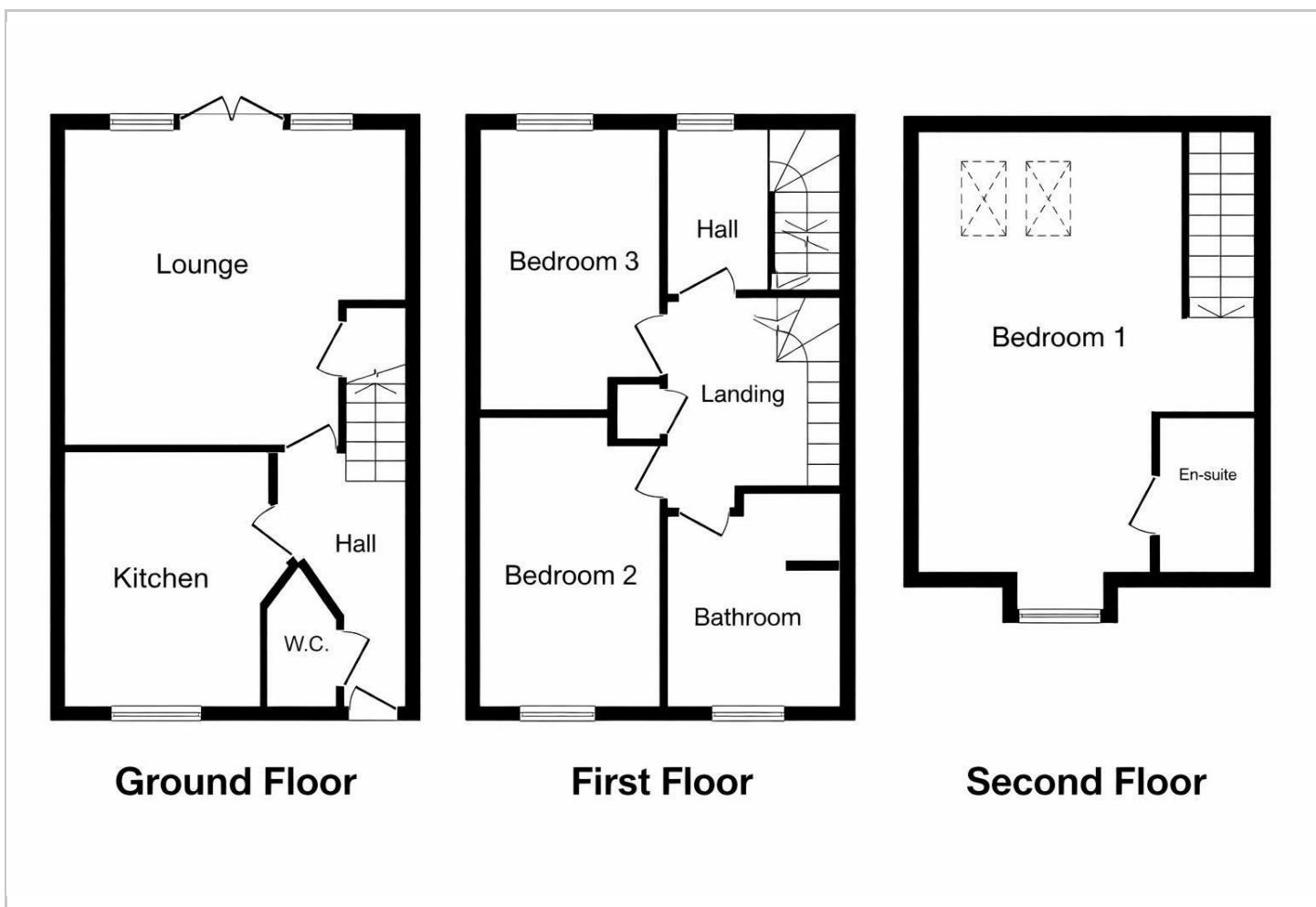
## Hybrid Map



## Terrain Map



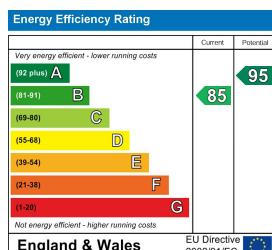
## Floor Plan



## 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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