



# Cauldwell

PROPERTY SERVICES



**39 Underwood Place, Milton Keynes, MK6 2NJ**

**£375,000**

CAULDWELL are delighted to offer for sale this three bedroom semi detached which has been tastefully enhanced to suit the modern family. The property is located within the popular area of Oldbrook, in close proximity to Central Milton Keynes shopping centre, Central Train Station and the A5. Accommodation briefly comprises; entrance hall, generous size open plan kitchen diner with central island, utility room, downstairs cloakroom, rear lobby and a light and airy living room. To the first floor; there are three well proportioned bedrooms and a family bathroom. Outside there is a garage, driveway and an enclosed rear garden. Council tax band C. Energy rating D.

## **ENTRANCE HALL**

Double glazed door to front. Radiator. Storage space. Stairs to first floor landing. Tiled flooring.

## **OPEN PLAN KITCHEN/DINING SPACE 17'6" x 10'11" (5.35 x 3.35)**



Two double glazed windows to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Central island with additional storage space. Double Neff electric oven, five ring gas hob and extractor. Plumbing for dishwasher and integral fridge freezer. Radiator. Tiled flooring. Arch way to living room and door to rear lobby.

## **LIVING ROOM 14'7" x 10'7" ( 4.47 x 3.25)**

Double glazed window to front and two double glazed windows to side. Radiator. Television point. Telephone point.

## **REAR LOBBY**

Double glazed door to rear garden. Door to cloakroom and utility room.

## **UTILITY ROOM 6'2" x 4'6" (1.89 x 1.38)**

Base unit and wall units with worksurfaces. Plumbing for washing machine. Space for tumble dryer.

## **CLOAKROOM**

Double glazed window to rear. Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Heated towel rail.

## **FIRST FLOOR LANDING**

Stairs from entrance hall. Large storage cupboard. Airing cupboard.

## **BEDROOM ONE 17'7" x 8'5" (5.37 x 2.58)**



Double glazed windows to front and rear. Radiator. Fitted wardrobes.

## **BEDROOM TWO 10'8" x 8'8" (3.26 x 2.66 )**



Two double glazed windows to front. Radiator. Built in wardrobes. Access to part boarded loft space.

## **BEDROOM THREE 11'10" x 5'11" (3.63 x 1.81 )**

Double glazed windows to front. Radiator. Built in wardrobes.

## **BATHROOM**



Double glazed window to rear. Three piece suite comprising bath with shower glass and mains shower, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Tiled flooring.

## **FRONT GARDEN**

Block paved driveway and parking for two vehicles leading to garage.

## **GARAGE**

Up and over door to front. Double glazed personal door to garden. Power and lighting. Central heating boiler.

## **REAR GARDEN**

Low maintenance garden with artificial lawn and decking area with raised beds and borders with railway sleepers, mature plants, palms, fig and bamboo trees. Double glazed door to garage. Outside power.

## **COUNCIL TAX BAND**

Council tax band B. Sourced from <https://www.gov.uk/council-tax-bands>

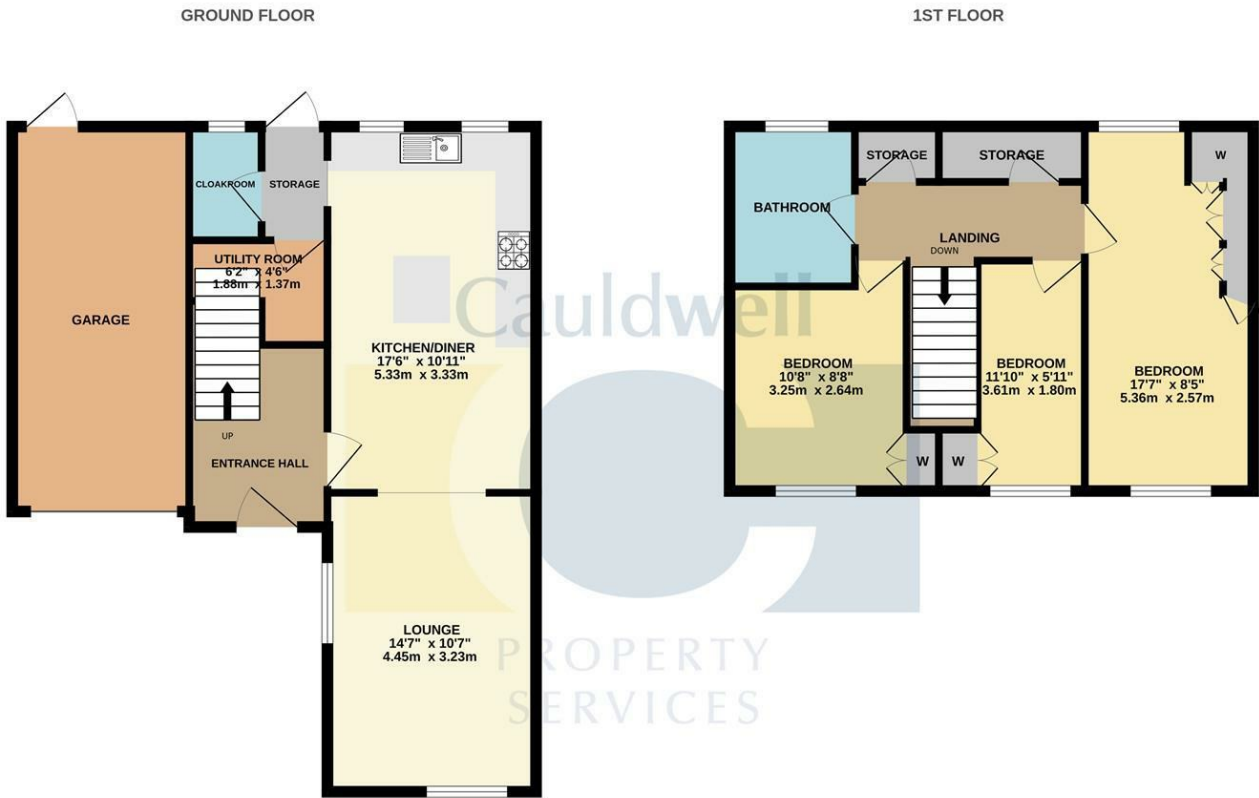
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# Floor Plan

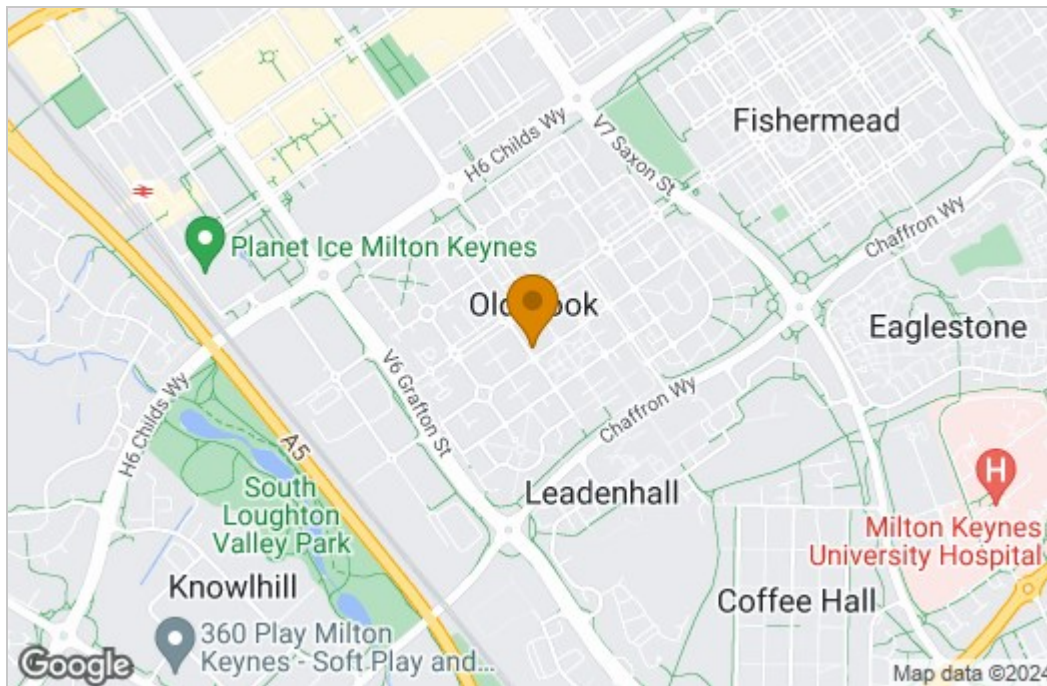


TOTAL FLOOR AREA : 883sq.ft. (82.0 sq.m.) approx.

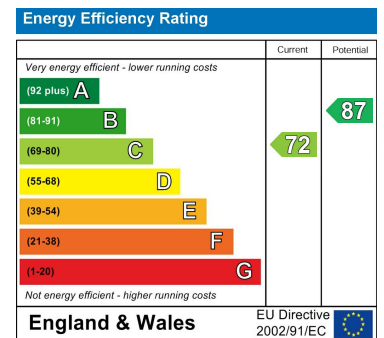
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# Area Map



# Energy Efficiency Graph



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