



## 7 Enigma Place, Milton Keynes, MK3 6GX

**£350,000**

CAULDWELL are delighted to offer for sale this exceptional three bedroom family home, situated in the sought after location of BLETCHLEY PARK which benefits from being in CLOSE PROXIMITY TO THE TRAIN STATION. This beautiful property briefly comprises; entrance hall, lounge/dining room with French doors leading to the rear garden, stylish modern kitchen with integrated appliances including a fridge freezer, dishwasher, microwave, washing machine, single oven with an induction hob, first floor, EN-SUITE SHOWER ROOM to the principle bedroom, three bedrooms and a family bathroom. Outside there is an attractive enclosed rear garden with a raised decking and a pergola and allocated parking for two cars. Energy rating C. Council tax band C.

Bletchley Town Centre is close by, along with MK1 shopping and food centre which has an Odeon cinema and a number of popular restaurants. There are nearby leisure facilities that include Windmill Hill Golf Club and Bletchley Leisure Centre.

## ENTRANCE



Frosted double glazed door to front. Coving to skimmed ceiling. Double panelled radiator. Stairs to first floor. Telephone point.

## DOWNSTAIRS CLOAKROOM

Frosted double glazed window to side aspect. Two piece suite comprising low level wc and wash hand basin. Tiled splash backs. Double panelled radiator.

## REFITTED KITCHEN 10'2" x 8'1" (3.10 x 2.46)



Double glazed window to front. Fitted with a range of soft close wall and base units with roll top worksurfaces incorporating ceramic sink and drainer with a stainless steel mixer tap and separate instant hot water tap. Under unit lighting with splash back tiles. Wall mounted boiler. Integrated dishwasher washing machine and fridge freezer. Built in microwave. Four ring induction hob with a built in oven and extractor fan over. Space for tumble dryer. Skimmed ceiling with inset lights. Tiled floor.

## LOUNGE/DINING ROOM 14'10" ax x 13'7" ax (4.52 ax x 4.14 ax)



'L' shaped room. Double glazed French doors to garden. Double glazed window to rear. Two double panelled radiators. Wood effect flooring. Television point. Coving to a skimmed ceiling.

## FIRST FLOOR LANDING



Airing cupboard. Loft access. Doors leading to all rooms.

## BEDROOM ONE 9'6" x 8'4" (2.90 x 2.54)



Double glazed window to front. Double panelled radiator. Television point. Door to ensuite. Built in wardrobe. Skimmed ceiling.

## EN-SUITE SHOWER ROOM



Three piece suite comprising of a tiled shower cubicle with shower attachment, pedestal wash hand basin and low level wc. Tiled flooring. Tiled splashbacks. Extractor fan. Shaver point.

## BEDROOM TWO 9'11" x 8'4" (3.02 x 2.54)



Double glazed window to the rear. Double panelled radiator.

## BEDROOM THREE 7'0" x 6'2" (2.13 x 1.88)



Double glazed window to rear. Double panelled radiator. Telephone point.

## FAMILY BATHROOM



Frosted double glazed window to front aspect. Three piece suite comprising of a panelled bath with stainless steel mixer tap and shower attachment, low level wc and wash hand basin. Extractor fan. Shaver point. Part tiled walls.

## REAR GARDEN



Enclosed by timber fence panels. Gated side and rear access. Laid to patio with shingle areas,

decking area. Raised bedding area. Outside power and outside lighting.

## ALLOCATED PARKING

Two allocated parking spaces to the rear.

## FRONT GARDEN



Laid with pebbles and path to front door.

## COUNCIL TAX BAND

Council tax band C. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

All measurements are approximate. 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 services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

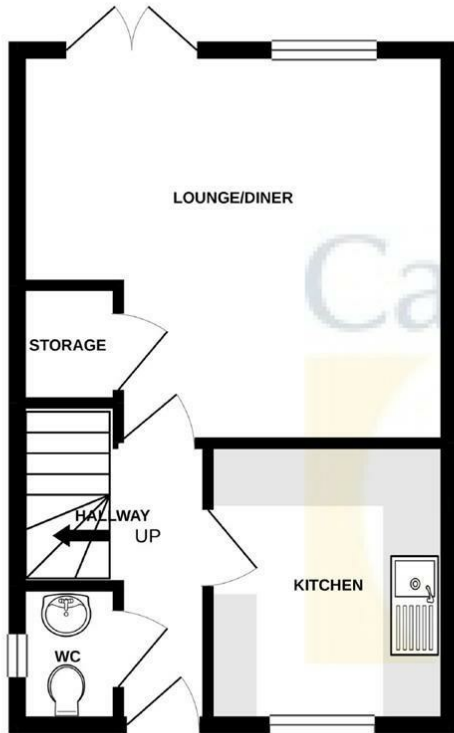
**MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

We routinely refer customers to Franklins solicitors,

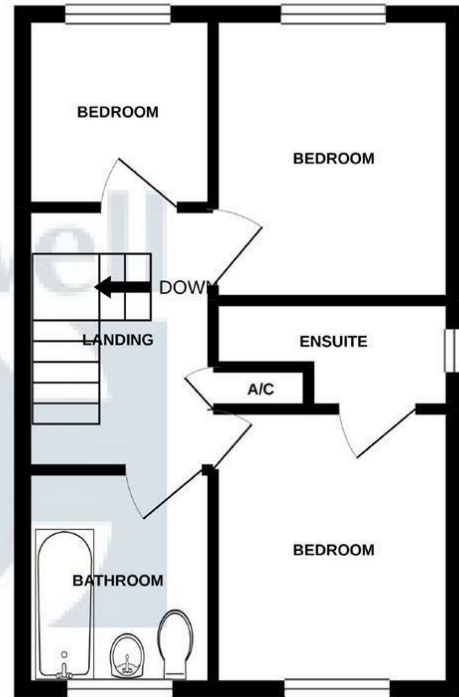
Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

# Floor Plan

GROUND FLOOR

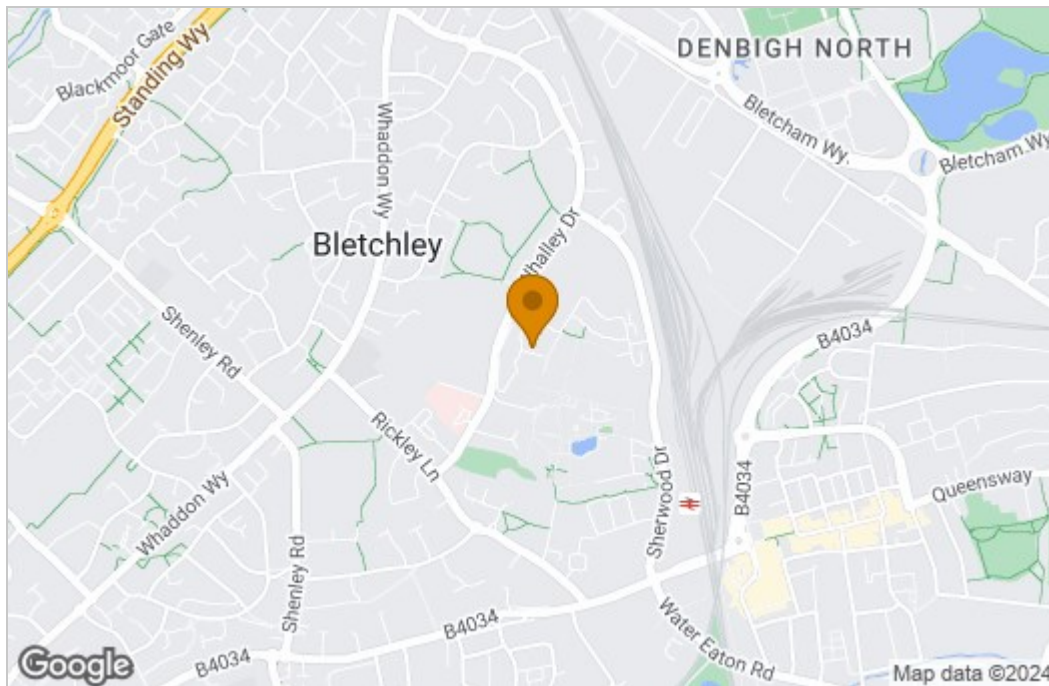


1ST FLOOR

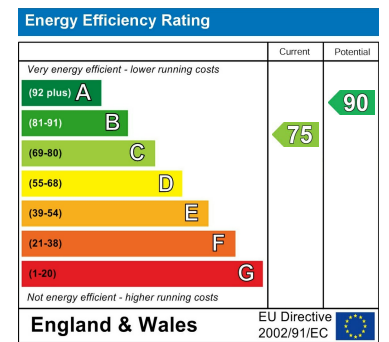


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.