



# Cauldwell

PROPERTY SERVICES



## 23 Plaistow Crescent

Monkston Park, Milton Keynes, MK10 9PN

Offers Over £450,000





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## ENTRANCE HALL

17'4" x 6'8" (5.29 x 2.05)

Double glazed door to front. Radiator. Understairs storage cupboard. Stairs to first floor landing. Karndean flooring

## CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin. Radiator Karndean flooring.

## KITCHEN/DINER

17'5" x 8'2" (5.31 x 2.51)

Double glazed window to front. Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink and drainer with mixer tap. Double electric oven, five ring hob and extractor hood. Integral fridge freezer, washing machine and dishwasher. Radiator. Tiled flooring.

## LIVING ROOM

15'3" x 11'10" (4.66 x 3.63)

Double glazed window to rear. Double glazed French doors to rear. Radiator Television point. Telephone point. Karndean flooring

## FIRST FLOOR LANDING

Stairs from entrance hall. Stairs to second floor landing Radiator Door to bedroom one, two and bathroom.

## BEDROOM ONE

15'3" x 11'10" (4.67 x 3.63)

Two double glazed windows to rear. Radiator. Television point. Telephone point. Door to ensuite.

## ENSUITE

Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Electric shaver point. Extractor fan. LED lighting.

## BEDROOM TWO

12'3" x 8'6" (3.75 x 2.61)

Double glazed window to front. Radiator. Television point. Telephone point.

## BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mixer tap, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Electric shaver point. LED lighting.

## SECOND FLOOR LANDING

Access to loft space with light. Airing cupboard.

## BEDROOM THREE

15'9" x 11'10" (4.82 x 3.61)

Two double glazed windows to front. Television point. Telephone point. Radiator.

## BEDROOM FOUR

11'9" x 10'4" (3.60 x 3.16)

Two double glazed windows to rear. Radiator. Television point. Telephone point.

## FRONT GARDEN

Low maintenance with slate stone and path.

## REAR GARDEN

Low maintenance with rear width patio area and artificial lawn with path leading to personal door to garage. Flower beds and border with sleepers.

## DOUBLE GARAGE

Two up and over doors. Door to rear garden. Power and light. Eaves storage space. Parking to front for two cars.

## COUNCIL TAX BAND

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

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.

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## Road Map



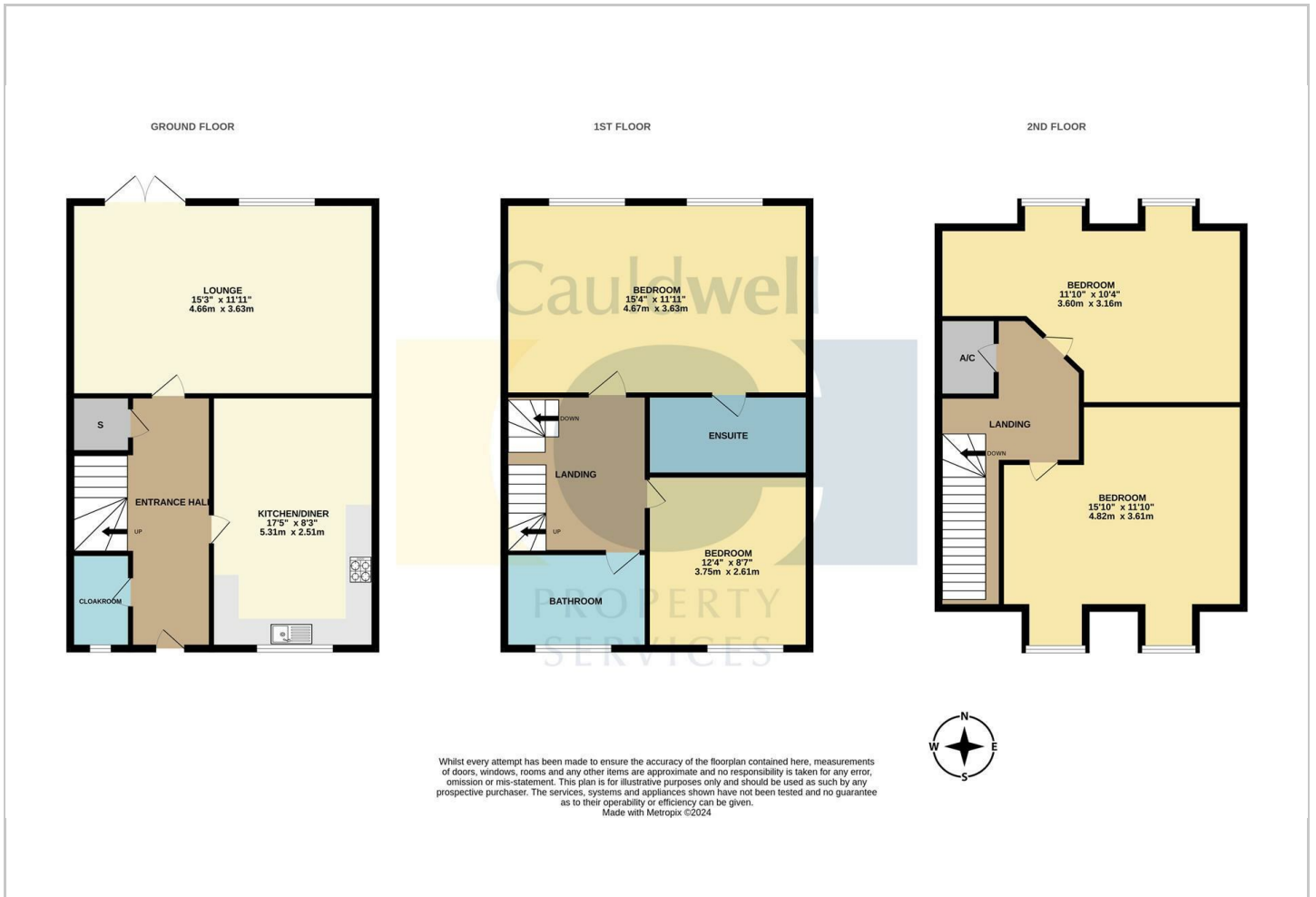
## Hybrid Map



## Terrain Map



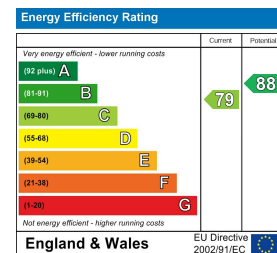
## Floor Plan



## 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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