

# Cauldwell

PROPERTY SERVICES



## 1 Warmington Gardens

Downhead Park, Milton Keynes, MK15 9BP

£825,000



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## ENTRANCE PORCH

Front entrance door. Double glazed windows to front and side. Radiator. Tiled flooring. Coving to textured ceiling. Door to entrance hall.

## ENTRANCE HALL

18'8" x 6'0" (5.71 x 1.84)

Double doors to dining room. Door to kitchen. Cloaks cupboard. Door to cloakroom. Stairs to lower ground floor and upper floor. Loft access. Coving to skimmed ceiling. Wooden flooring. Radiator. Three double glazed windows to front,

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin with mixer tap. Radiator. Tiled flooring. Frosted double glazed window to front. Part tiled walls.

## DINING ROOM

11'6" x 11'7" (3.53 x 3.55)

Double glazed window to rear. Radiator. Wooden flooring. Coving to skimmed ceiling.

## KITCHEN/BREAKFAST ROOM

15'9" x 11'6" (4.82 x 3.51)

Triple aspect room with double glazed window to rear, side and front. Re-fitted with a range of wall and base units with Quartz worksurface incorporating one and half bowl sink drainer and mixer tap. Built in double oven consisting of fan and convection with built in microwave, four ring induction hob and extractor hood, dishwasher, double height fridge and double height freezer. Freestanding Granite breakfast bar. Tiled flooring. Radiator. Two radiators. Skimmed ceiling with inset lighting. Door to utility room.

## UTILITY ROOM

6'4" x 7'7" (1.94 x 2.33)

Double glazed window to front and double glazed door to side. Plumbing for washing machine and space for tumble dryer. Base units with worksurface incorporating sink drainer. Splash back tiling. Wall mounted condenser boiler. Tiled flooring. Radiator. Extractor.

## LOWER GROUND FLOOR

Doors to bedroom two, five and living room. Radiator. Double door storage cupboard.

## LIVING ROOM

18'9" x 15'10" (5.74 x 4.85)

Dual aspect double glazed French doors to rear with windows to either side. Double glazed window to side. Wood burner. Two radiators. Wooden flooring. Coving to skimmed ceiling.

## BEDROOM TWO

10'3" x 10'11" (3.14 x 3.34)

Double door sliding fitted wardrobe. Double glazed window to rear. Radiator. Skimmed ceiling. Door to ensuite.

## ENSUITE

Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Part tiled walls. Tiled flooring. Shaver point. Extractor. Skimmed ceiling. Heated towel rail. Frosted double glazed window to side.

## BEDROOM FIVE / STUDY

13'5" x 9'2" (4.11 x 2.80)

Double glazed window to the rear radiator.

## UPPER FLOOR

Door to bedroom one, three, four and bathroom. Loft access. Radiator. Airing cupboard.

## BEDROOM ONE

16'5" x 11'3" (5.02 x 3.45)

Double glazed window to rear and side. Radiator. Skimmed ceiling. Arch to dressing room.

## DRESSING ROOM

Two double door built in cupboards. Radiator. Double glazed window to side. Door to re-fitted ensuite.

## ENSUITE

Four piece suite comprising panelled bath with shower attachment. double shower cubicle with wall mounted shower, low level wc and wash hand basin with soft close cupboard surround. Frosted double glazed window to side. Tiled flooring with underfloor heating. Skimmed ceiling with inset lighting. Ceiling fan. shaver point,

## BEDROOM THREE

13'7" x 9'4" (4.16 x 2.87)

Double glazed window to rear. Radiator. Double built in cupboard with sliding doors. Skimmed ceiling.

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## BEDROOM FOUR

10'4" x 9'8" (3.17 x 2.95)

Double glazed window to rear. Radiator. Skimmed ceiling.

## BATHROOM

Re-fitted three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Heated towel rail. Part tiled walls. Frosted double glazed window to side. Skimmed ceiling with inset lighting and ceiling fan. Shaver point.

## REAR GARDEN

Enclosed and secluded rear garden. Mainly laid to lawn with well stocked tree, flower and shrub borders. Wooden fence surround. Gated side access. Raised decking area. Generous paved patio area. Wooden summer house, Outside tap and lighting.

## DOUBLE GARAGE

Larger than average garage with up and over door. Power and light.

## FRONT GARDEN

Laid to lawn with double width driveway.

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

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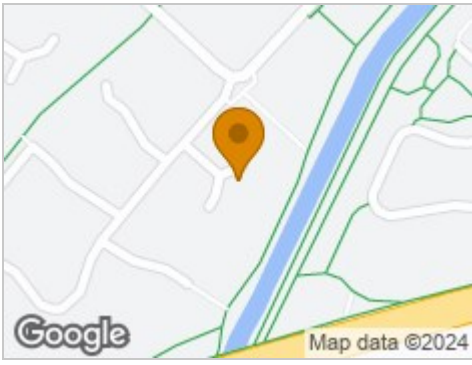
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## Road Map



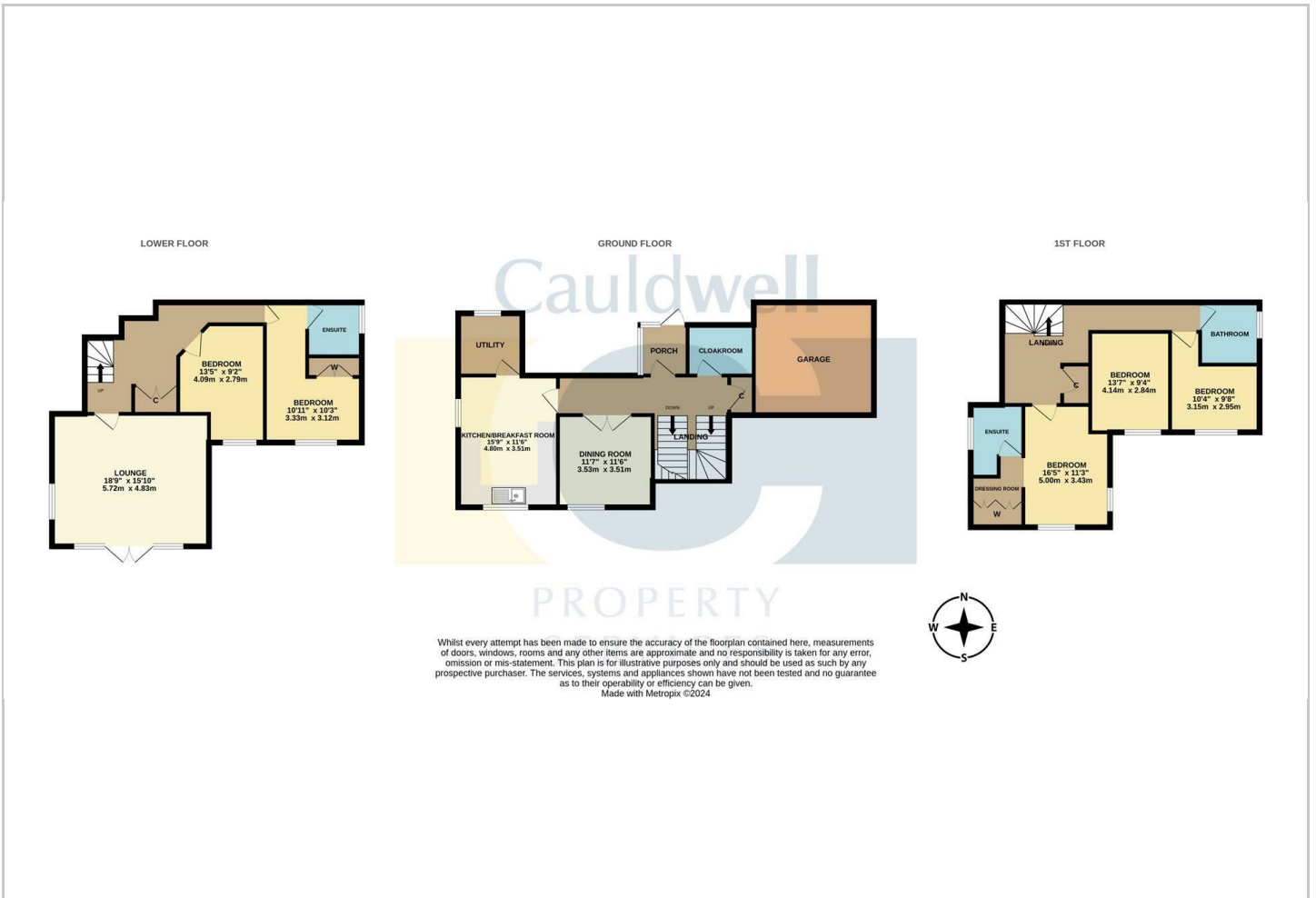
## Hybrid Map



## 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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