

Cauldwell

PROPERTY SERVICES



119 Burney Drive, Milton Keynes, MK17 7BT

£339,995

Introducing a stunning modern two bedroom home that perfectly combines style and comfort. Nestled in a popular new development south east side of Milton Keynes, this contemporary residence offers an exceptional living experience.

The property features well proportioned rooms throughout and offers an entrance that leads into the spacious living room, stylish fitted kitchen breakfast room with a separate utility room and a downstairs cloakroom. To the first floor there are two double bedrooms and a bathroom with a shower. Outside the property offers an enclosed rear garden and allocated parking.

If you are seeking a modern, stylish, and comfortable living space, this two bedroom house is the perfect choice. Contact us today to arrange a viewing and experience the beauty and convenience of this property.

Eagle Farm is a popular new housing estate on the south-eastern outskirts of Milton Keynes in Buckinghamshire, located within 5/10 minute drive to J13 M1 motorway with a variety of shops including Kingston shopping district and the historic village all within close proximity.
Council tax band C. Energy rating B.

ENTRANCE HALL

Entrance door. Stairs to first floor. Radiator. Skimmed ceiling. Door to living room.

LIVING ROOM 10'2" x 13'7" (3.12 x 4.15)



Double glazed window to front. Radiator. Skimmed ceiling. Understairs storage cupboard. Door to kitchen.

KITCHEN/BREAKFAST ROOM 9'10" x 12'5" (3.0 x 3.80)



Fitted with a range of wall and base units with straight edge worksurface incorporating one and half bowl sink drainer. Built in oven, four ring hob and extractor hood. Double glazed French doors to rear. Two radiators. Skimmed ceiling. Space for fridge freezer. Plumbing for dishwasher. Opening to utility room.

UTILITY ROOM

Base unit and worksurface. Plumbing for washing machine. Wall mounted boiler. Skimmed ceiling. Door to cloakroom.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator. Skimmed ceiling. Extractor.

FIRST FLOOR LANDING

Doors to all upstairs rooms. Access to loft.

BEDROOM ONE 9'3" to 7'9" x 13'10" (2.82 to 2.38 x 4.23)



Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM TWO 10'5" to 13'9" x 8'1" (3.18 to 4.21 x 2.48)



Two double glazed windows to front. Radiator. Built in cupboard over stair bulk head.

BATHROOM



Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Heated towel rail.

REAR GARDEN



Enclosed and laid mainly to lawn with patio area. Wooden fence surround. Gated access. Allocated parking to rear .

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

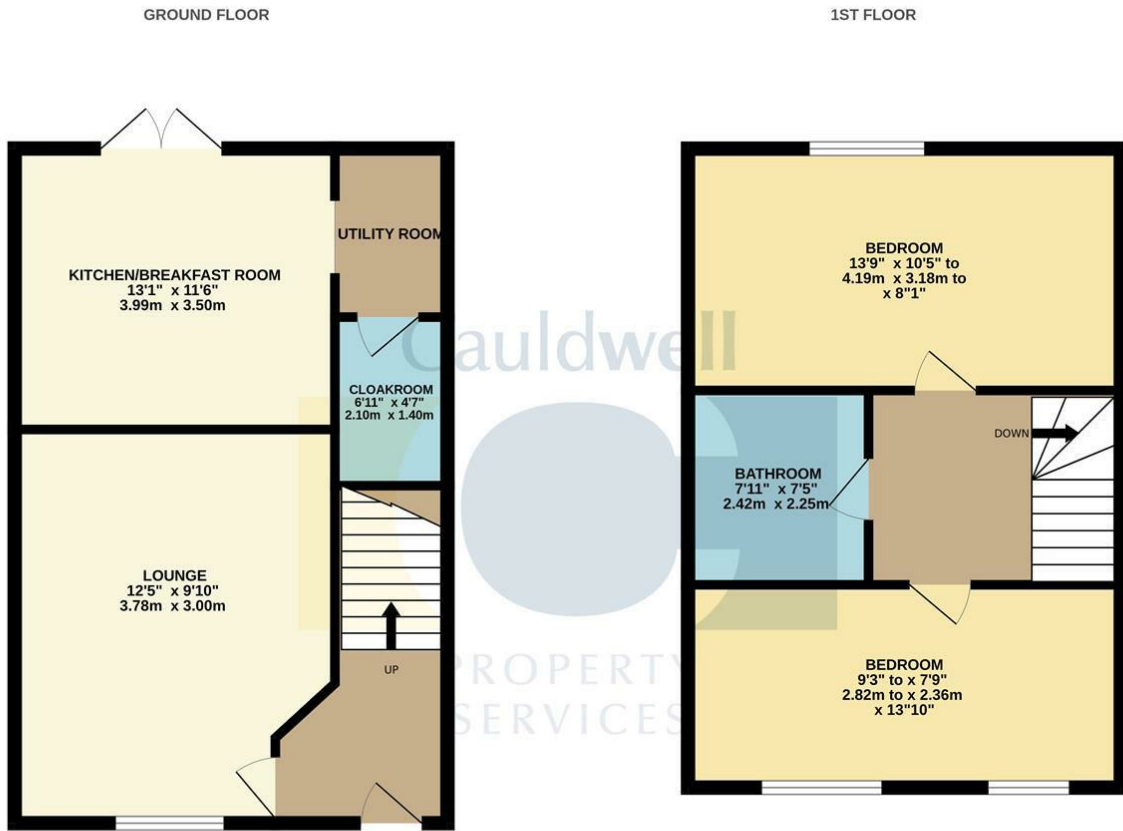
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The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details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

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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

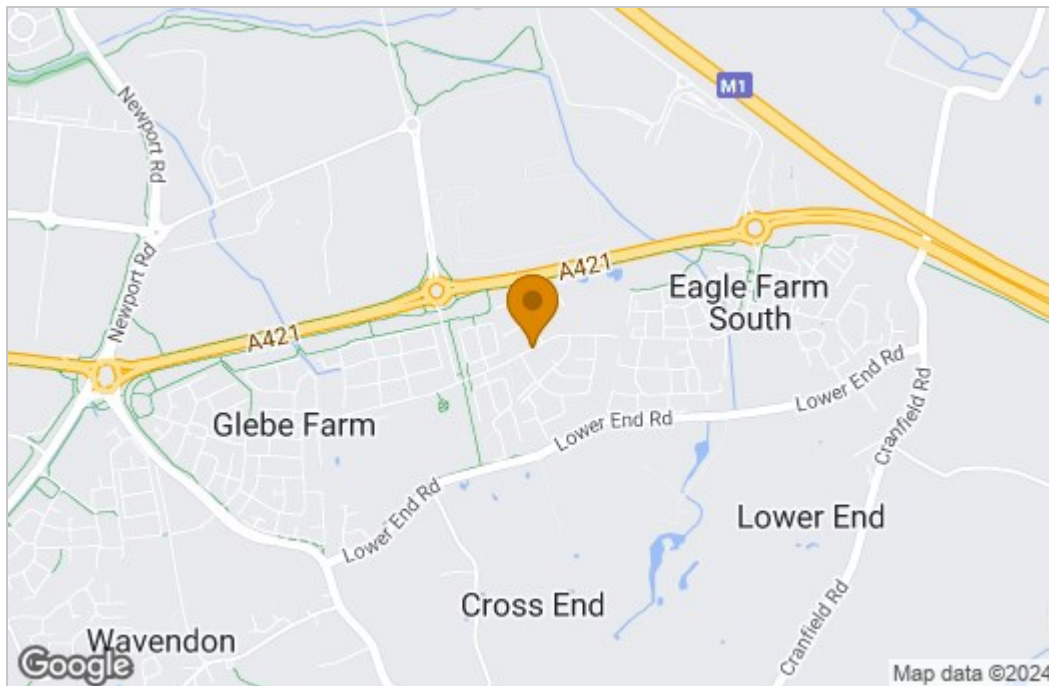


TOTAL FLOOR AREA : 657sq.ft. (61.0 sq.m.) approx.

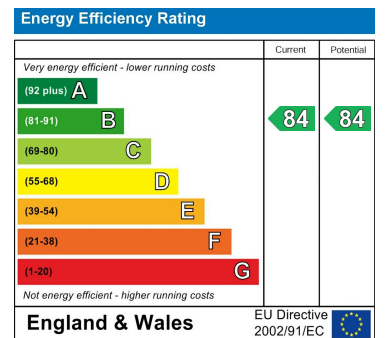
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Area Map



Energy Efficiency Graph



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