



# Cauldwell

PROPERTY SERVICES



## 11 Bernay Gardens

Bolbeck Park, Milton Keynes, MK15 8QD

£699,995



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## ENTRANCE PORCH

Double glazed door with frosted double glazed windows to side to front. Double door cloak cupboard. Door to entrance hall. Radiator.

## ENTRANCE HALL

Stairs to first floor. Door to living room, kitchen, dining room, cloakroom and study.

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Tiled flooring. Radiator. Tiled walls. Frosted double glazed window to side.

## LIVING ROOM

18'11" x 11'9" (5.79 x 3.6)

Sliding double glazed door to side with double glazed windows either side. Double glazed windows to front. Double internal doors to dining room.

## DINING ROOM

10'10" x 9'11" (3.32 x 3.04)

Sliding double glazed doors to side. Radiators.

## STUDY

12'8" x 7'8" (3.87 x 2.36)

Double glazed window to side. Service door to garage. High Ceilings. Radiator.

## KITCHEN BREAKFAST ROOM

10'10" x 10'2" (3.32 x 3.10)

Double glazed window to rear and side. Arch to utility room. Radiator. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Space for Range cooker with fitted extractor. Space for dishwasher. Breakfast bar. Part tiled walls.

## UTILITY ROOM

Fitted with wall and base units with worksurfaces and

sink drainer unit. Plumbing for washing machine. Wall mounted boiler. Space for American style fridge freezer. Frosted double glazed door to garden. Double glazed window to rear. Tiled flooring.

## FIRST FLOOR LANDING

Doors to all upstairs rooms. Radiator. There door fitted wardrobe. Double glazed window to side.

## BEDROOM ONE

15'7" x 11'10" (4.76 x 3.62)

Restricted head height

Double glazed window to side. Double panelled radiator. Three door fitted wardrobe. Door to ensuite.

## FOUR PIECE ENSUITE

Four piece suite comprising tiled shower cubicle with wall mounted shower, low level wc, wash hand basin and bidet. Tiled walls and flooring. Shaver point Extractor. Frosted double glazed window to front.

## BEDROOM TWO

16'9" x 13'11" (5.11 x 4.26)

Restricted head height

Dual aspect room with double glazed window to front and side. Double and single panelled radiator.

## BEDROOM THREE

10'11" x 10'3" (3.35 x 3.13)

Double glazed window to side. Radiator.

## BEDROOM FOUR

11'0" x 8'2" (3.36 x 2.49)

Double glazed window to side. Radiator. Two door built in cupboard.

## BATHROOM

Three piece suite comprising corner bath with mixer tap and shower attachment, low level wc and wash hand basin in vanity surround. Radiator. Tiled walls and flooring. Frosted double glazed window to side.

Tel: 01908 304480

## REAR GARDEN

Southerly facing wrap around plot with lawn and two patio areas. Mature tree, flower and shrub borders. Gated side access via both sides. Brick and wooden fence surround. Outside power and lighting. Summer house.

## FRONT GARDEN

Laid to lawn with miniature wall surround. Gated access.

## DOUBLE GARAGE

Double width driveway. Up and over door. Power and lighting.

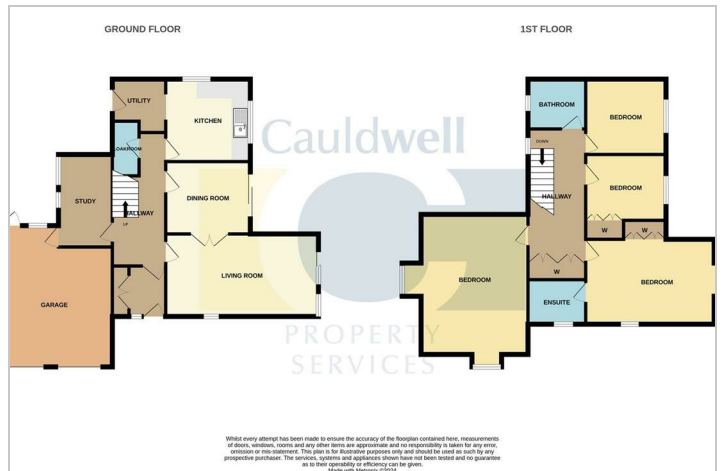
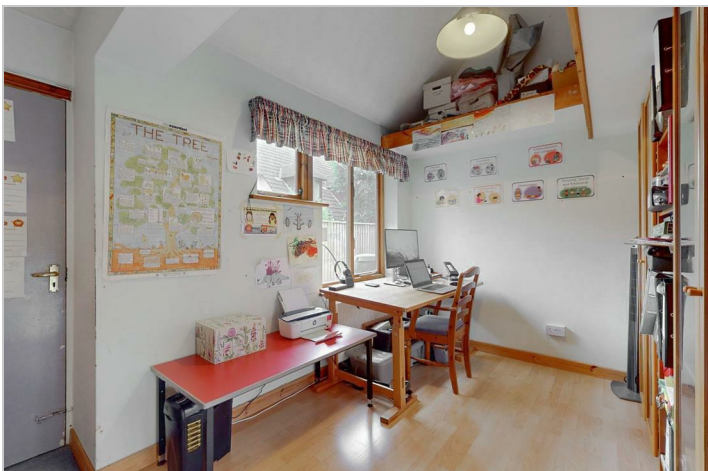
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policy may be required. Loans subject to status. Minimum age 18.

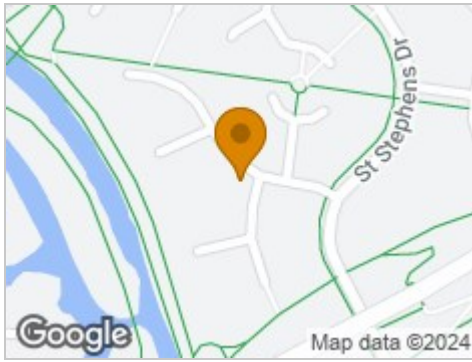
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## Road Map



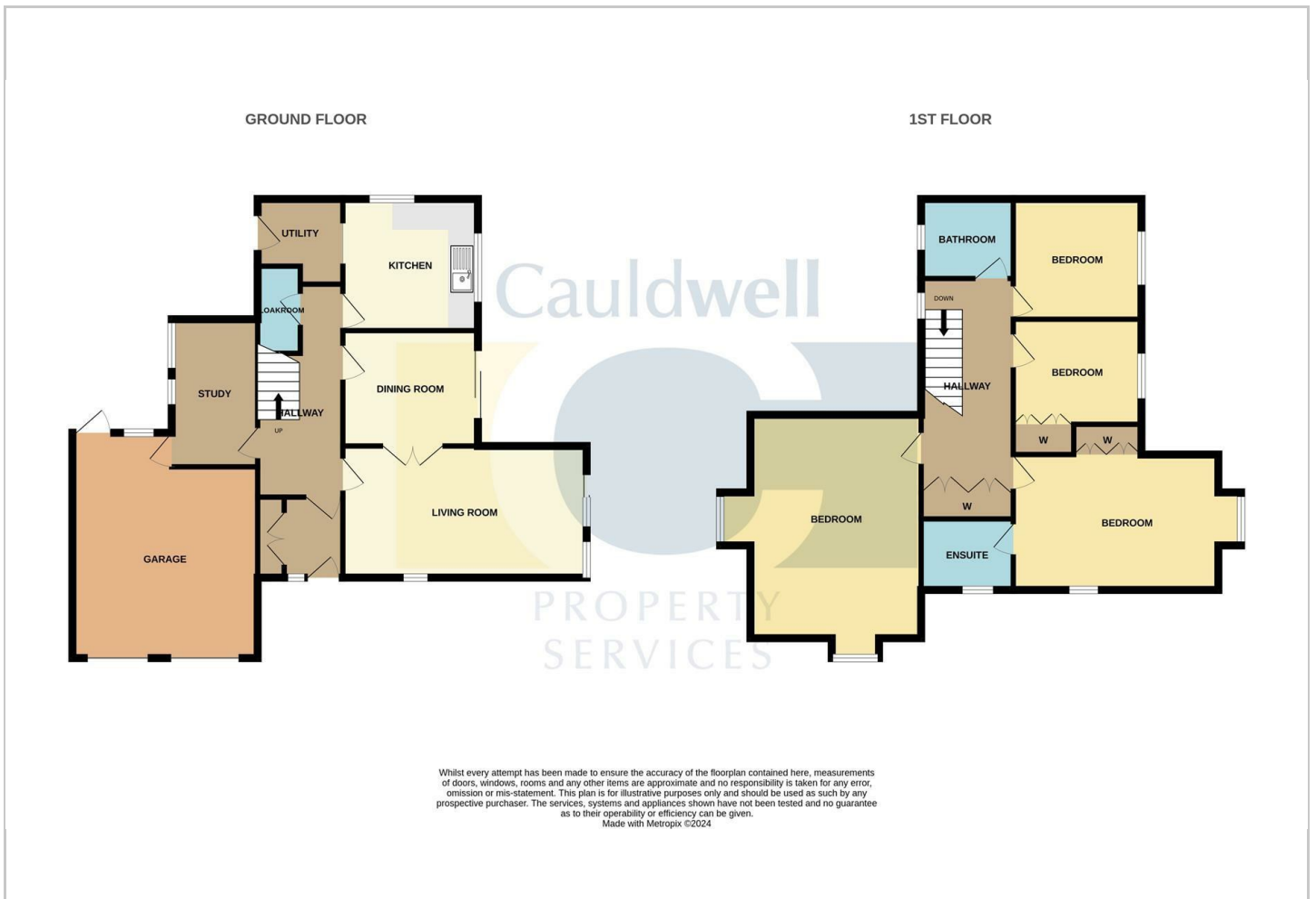
## Hybrid Map



## Terrain Map



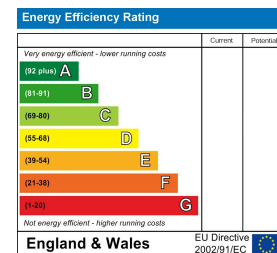
## Floor Plan



## 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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