

# Cauldwell

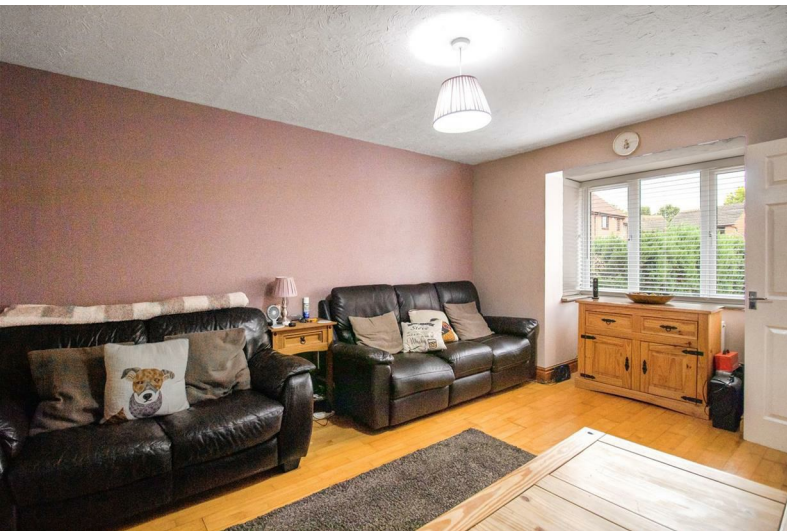
PROPERTY SERVICES



## 7 Birchen Lee

Emerson Valley, Milton Keynes, MK4 2JX

£350,000





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## ENTRANCE HALL

Front entrance door. Door to living room. Double glazed window to side. Radiator. Stairs to first floor.

## LIVING ROOM

15'9" x 11'4" (4.81 x 3.47)

Double glazed bay window to front. Two radiators. Understairs storage cupboard. Door to dining room.

## DINING ROOM

10'7" x 6'11" (3.24 x 2.13)

Double glazed French door to garden. Radiator. Door to kitchen.

## KITCHEN

10'7" x 7'0" (3.23 x 2.15)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer. Built in oven, four ring hob and extractor. Plumbing for washing machine. Space for fridge freezer. Splash back tiling. Double glazed window to rear. Radiator.

## FIRST FLOOR LANDING

Doors to all rooms. Access to loft. Radiator.

## BEDROOM ONE

13'1" x 8'6" (4.01 x 2.60)

Double glazed window to rear. Radiator.

## BEDROOM TWO

11'1" x 8'2" (3.40 x 2.49)

Double glazed window to front. Radiator.

## BEDROOM THREE

8'9" x 5'10" (2.68 x 1.80)

Double glazed window to rear. Radiator.

## BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Frosted double glazed window to rear. Part tiled walls. Radiator. Skimmed ceiling. Extractor.

## REAR GARDEN

Enclosed and laid mainly to lawn. Wooden fence surround. Gated side access.

## SIDE GARDEN

Laid to pebbles.

## SINGLE GARAGE

Up and over door. Hardstanding 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 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.

Tel: 01908 304480

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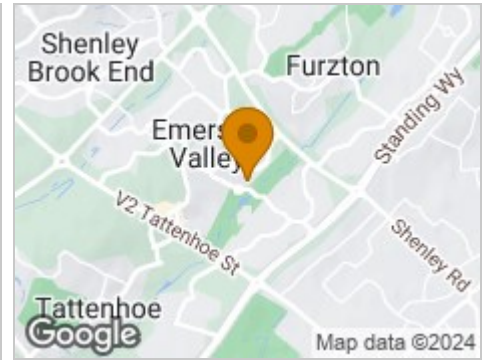
## Road Map



## Hybrid Map



## Terrain Map



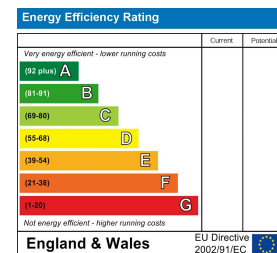
## Floor Plan



## 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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