



Cauldwell

PROPERTY SERVICES



1 Bannister Drive

Eagle Farm South, Milton Keynes, MK17 7EQ

£430,000



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ENTRANCE HALL

Composite door and double glazed window to front. Radiator. Amtico flooring. Door to living room and cloakroom.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin with mixer tap. Radiator. Extractor fan. Amtico flooring.

LIVING ROOM

16'3" x 11'8" max (4.96 x 3.58 max)

Double glazed bay window to front. Double glazed window to side. Two radiators. Television point. Telephone point. Amtico flooring. Two ceiling fans. Understairs storage cupboard. Door to inner hall way.

INNER HALL WAY

Dog leg stairs to first floor landing. Radiator. Amtico flooring. Door to kitchen/dining room.

KITCHEN/DINING ROOM

13'8" x 10'5" (4.17 x 3.18)

Double glazed windows and double glazed French doors to rear. A stylish range of wall and base units with worksurfaces incorporating sink drainer unit and mixer tap. Electric oven, four ring hob and extractor hood over with glass splash back. Plumbing for washing machine. Integral fridge freezer and dishwasher. Wall mounted combination boiler. Under cupboard lighting. Radiator. Amtico flooring.

FIRST FLOOR LANDING

Stairs from inner hall way. Storage cupboard. Door way to main bedroom entrance.

BEDROOM TWO

13'6" x 8'7" (4.14 x 2.63)

Double glazed window to rear. Radiator. Ceiling fan.

BEDROOM THREE

11'10" x 8'7" (3.63 x 2.62)

Double glazed window to front. Radiator. Ceiling fan.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap and mains shower with glass shower screen. wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Tiled walls Amtico flooring.

MAIN BEDROOM ENTRANCE

Double glazed window to front. Stairs rising to bedroom area

BEDROOM ONE

21'10" x 11'1" (6.67 x 3.39)

Double glazed window to front. Two double glazed sky light windows to rear with fitted black out blinds. Two radiators. Built in wardrobes. Ceiling fan. Access to loft space. Door to ensuite.

ENSUITE

Double glazed sky light window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Shaver point. Heated towel rail. Tiled walls. Extractor fan. Amtico flooring.

FRONT GARDEN

Small garden area. Driveway parking for two vehicles to side. Gate to rear garden.

REAR GARDEN

Rear width patio area. Mainly laid to lawn with timber shed, beds and borders. Outside tap. Gated access to side.

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.

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Road Map



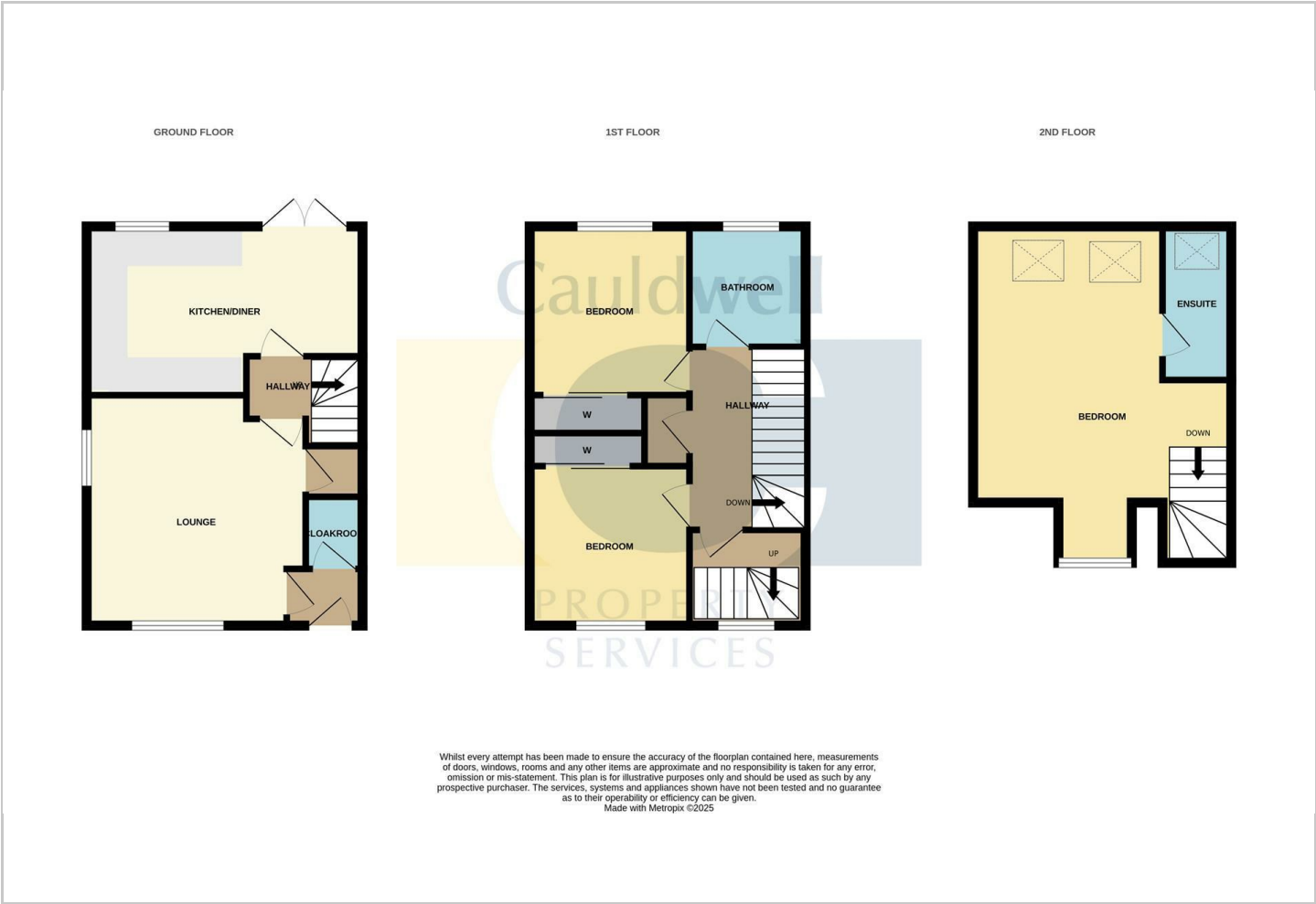
Hybrid Map



Terrain Map



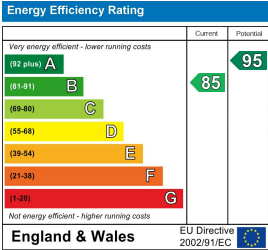
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.