



# Cauldwell

PROPERTY SERVICES



## 45 Wrens Park

Middleton, Milton Keynes, MK10 9BH

£595,000



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## ENTRANCE HALL

Double glazed composite door to front. Tiled flooring  
Stairs to first floor landing.

## CLOAKROOM

Double glazed obscure window to front Two piece suite comprising wash hand basin and close coupled wc Lit mirror Radiator Tiled flooring

## STUDY

9'1" x 8'9" (2.78 x 2.68)

Double glazed window to front. Radiator. Internet point. Tiled flooring.

## KITCHEN

19'10" x 8'8" (6.05 x 2.66)

Re-fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and four ring hob with extractor hood over. Plumbing for washing machine and dishwasher. Wall mounted combination boiler. Double glazed door to side. Tiled flooring. Opening to conservatory/dining space.

## CONSERVATORY/DINING

10'9" x 8'7" (3.30 x 2.62)

Brick base with warm insulated roof and LED lighting. Double glazed patio doors to side and double glazed windows to rear and sides. Tiled flooring. Space for fridge freezer.

## LIVING/DINING ROOM

29'6" x 15'4" max (9.0 x 4.69 max)

'L' shaped

Double glazed window to front and double glazed patio doors to rear. LED lighting. Three radiators. Television point. Tiled flooring.

## FIRST FLOOR LANDING

Stairs from entrance hall. Airing cupboard. Access to part boarded loft. Storage cupboard.

## BEDROOM ONE

11'11" x 11'8" (3.64 x 3.58)

Double glazed window to front. Radiator. Built in wardrobes. Door to ensuite.

## ENSUITE

Double glazed obscure window to side. Re-fitted suite comprising double shower cubicle with electric shower, wash hand basin and close coupled wc. Radiator. Extractor fan. Tiled flooring. Part tiled walls.

## BEDROOM TWO

12'7" x 10'6" (3.84 x 3.22)

Double glazed window to front. Radiator.

## BEDROOM THREE

12'2" x 7'10" (3.72 x 2.40)

Double glazed window to rear. Radiator. Built in wardrobes.

## BEDROOM FOUR

12'4" x 7'10" (3.77 x 2.41)

Double glazed window to rear. Radiator.

## BATHROOM

Double glazed obscure window to side. Suite comprising bath with mains shower, wash hand basin and close coupled wc. Lit mirror. Extractor fan. Heated towel rail. Tiled walls and flooring.

## FRONT GARDEN

Block paved driveway parking for three vehicles.

## REAR GARDEN

Patio and lawn area. Path to side leading to timber shed.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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Road Map



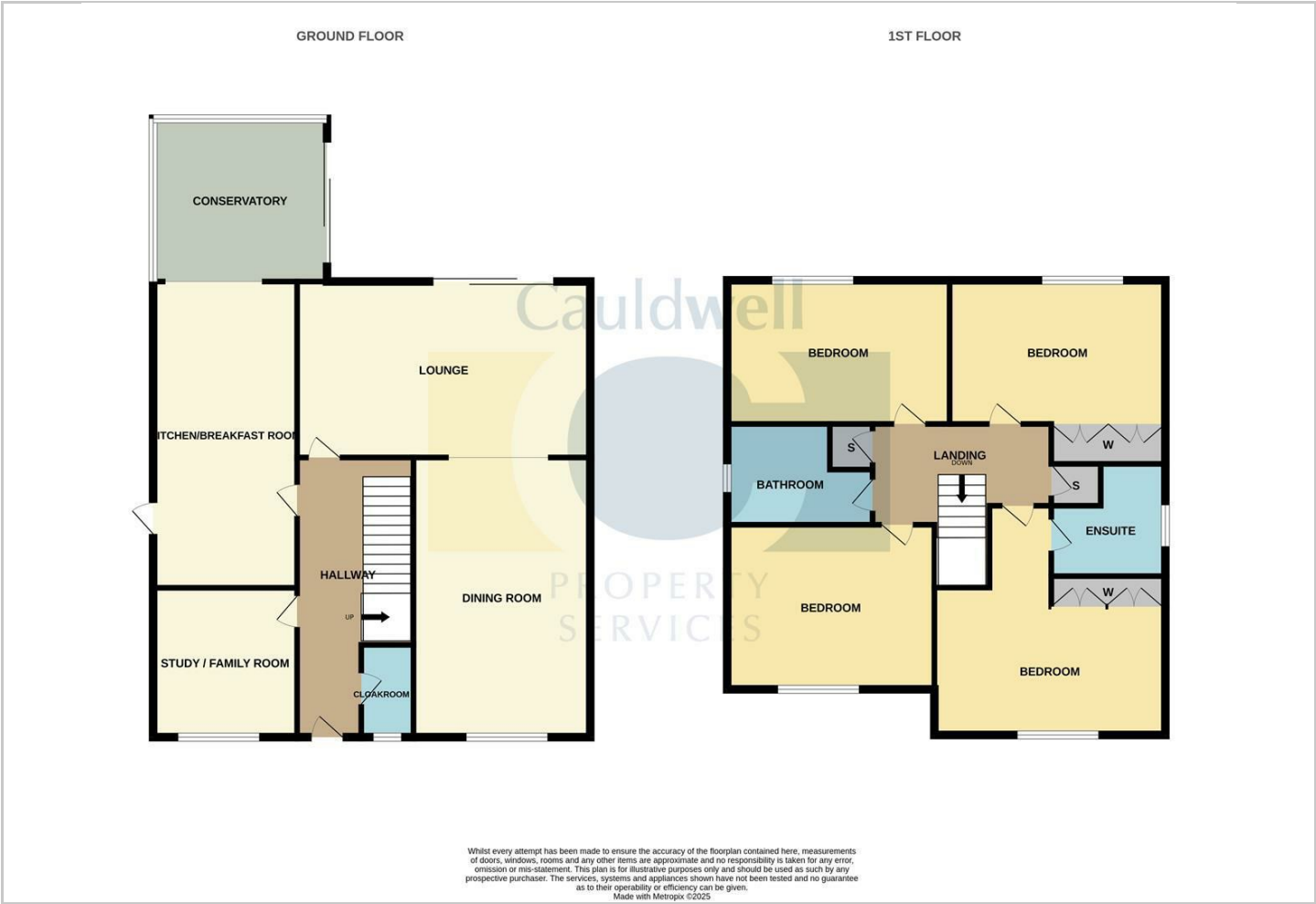
Hybrid Map



Terrain Map



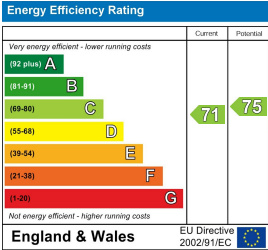
Floor Plan



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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