



# Cauldwell

PROPERTY SERVICES



## 20 Elmers Park

Bletchley, Milton Keynes, MK3 6DJ

£640,000



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### ENTRANCE PORCH

Double glazed window and door to front. Composite door to entrance hall. Integral door to double garage. Door to study. LED lighting.

### STUDY

6'11" x 4'1" (2.11 x 1.27)

Double glazed window to rear. Radiator.

### ENTRANCE HALL

Composite door from entrance porch. Double glazed window to front aspect. Stairs to first floor landing with understairs storage cupboard. Radiator. LED lighting.

### LIVING ROOM

17'9" x 11'10" (5.43 x 3.63)

Double glazed window to front. Double glazed French doors and windows to rear. Two radiators. Television and internet points. Wall mounted gas fire and media wall surround. LED lighting

### DINING ROOM

10'10" x 10'1" (3.31 x 3.09)

Double glazed French doors to rear. Radiator. Internal French doors to kitchen/breakfast room

### KITCHEN/BREAKFAST ROOM

12'5" x 9'11" (3.80 x 3.04)

Double glazed window to rear. A modern re-fitted Shaker style range of wall and base units with Granite worksurfaces incorporating Belfast sink with mixer tap. Electric oven, hob and extractor hood. Fitted Neff coffee machine. Integral dishwasher, fridge freezer. Breakfast bar seating area. LED lighting, plinth lighting and under cupboard lighting. Vertical radiator. Door to utility room.

### UTILITY ROOM

7'3" x 6'3" (2.22 x 1.92)

Double glazed window to front aspect. Double glazed door to side aspect. Fitted Shaker style wall and base units

with under cupboard lighting and sink drainer. Plumbing for washing machine. Space for tumble dryer. Wall mounted central heating boiler. Radiator LED lighting. Tiled walls.

### CLOAKROOM

Re-fitted suite comprising close coupled wc and wash hand basin in vanity surround. Heated towel rail. Double glazed obscure window to front. LED lighting. Tiled flooring.

### FIRST FLOOR LANDING

Double glazed window to front. Airing cupboard. Access to boarded loft space. LED lighting.

### BEDROOM ONE

14'6" x 10'0" (4.42 x 3.05)

Double glazed window to rear. Radiator. Fitted air conditioning unit. Door to ensuite.

### ENSUITE

7'6" x 5'3" (2.29 x 1.61)

Double glazed obscure window to side. Re-fitted suite comprising double shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Part tiled walls. Lit mirror. LED lighting. Extractor fan. Heated towel rail.

### BEDROOM TWO

12'5" x 9'10" (3.79 x 3.00)

Double glazed window to rear. Radiator.

### BEDROOM THREE

11'1" x 8'0" (3.38 x 2.45)

Double glazed window to rear. Radiator.

### BEDROOM FOUR

9'1" x 7'9" (2.78 x 2.38)

Double glazed window to front. Radiator.

### BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with electric shower and screen, wash

hand basin in vanity surround and close coupled wc. Lit mirror. Extractor fan. Heated towel rail. LED lighting. Tiled walls and flooring.

## FRONT GARDEN

Shaped lawn area with beds. Hardstanding driveway parking for several vehicles. Electric charge point

## DOUBLE GARAGE

Two up and over doors to front. Power and light. Integral door to entrance porch.

## REAR GARDEN

A mature corner plot with large shaped lawn area with rear width patio area and mature flower beds and border with fruit trees, evergreens and perennials. Timber summer house. Artificial lawn area. Vegetable patch. Secondary patio area. Door to double garage with storage room at rear. Outside tap. Outside power.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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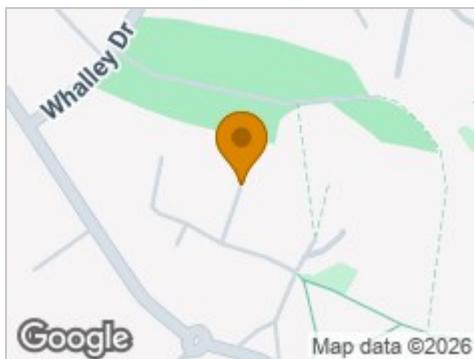
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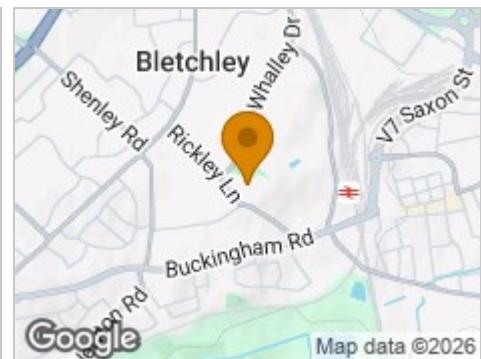
## Road Map



## Hybrid Map



## Terrain Map



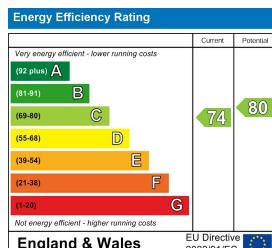
## Floor Plan



## 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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