



# Cauldwell

PROPERTY SERVICES



## 1 Bernay Gardens

Bolbeck Park, Milton Keynes, MK15 8QD

Offers Over £530,000





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## ENTRANCE HALL

Double glazed door and window to front. Stairs to first floor landing. Understairs storage cupboard. Radiator. Tiled flooring. LED lighting. Telephone / internet point. Further storage cupboard.

## LIVING ROOM

18'4" x 10'8" (5.59 x 3.27)

Two double glazed windows to side. Double glazed windows to front and rear. Double glazed patio doors to rear. Two radiators. Television point. LED lighting.

## KITCHEN/DINING ROOM

16'2" x 10'7" (4.94 x 3.25)

Double glazed window to rear and side. Double glazed French doors to side. Fitted range of wall and base units with worksurfaces incorporating sink unit. Electric oven, grill, hob and extractor hood. Integral dishwasher. washing machine and fridge freezer. Wall mounted combination boiler. Radiator. LED lighting. Tiled flooring.

## CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin. Heated towel rail. Tiled walls and flooring. Back lit mirror. LED lighting.

## FIRST FLOOR LANDING

Dog leg stairwell from entrance hall. Two double glazed windows to front. Access to part boarded loft space and ladder.

## BEDROOM ONE

11'1" x 11'5" max (3.38 x 3.49 max)

Double glazed windows to rear and side. Built in wardrobes. Radiator. Television point. Door to ensuite.

## ENSUITE

Double glazed sky light windows to side. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Electric shaver point. Radiator. Extractor fan. Tiled walls and flooring.

## BEDROOM TWO

10'9" x 8'4" (3.30 x 2.55)

Double glazed windows to rear and side. Radiator. Built in wardrobes.

## BEDROOM THREE

7'8" x 7'7" (2.35 x 2.32)

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

## BATHROOM

Double glazed window to side. Three piece suite comprising bath with mixer tap and shower over with screen, wash hand basin in vanity unit and close coupled wc. Radiator. Back lit mirror. Tiled walls and flooring.

## FRONT GARDEN

A selection of mature trees and plants.

## GARAGE AND DRIVEWAY

Block paved driveway parking in front of garage. Up and over door to garage. Power and light. Personal door to garden. Boarded eaves.

## REAR GARDEN

Laid to lawn with rear width patio area with mature flower beds and borders with roses, acers, lilac trees, rhododendrons, camellia and small trees. Walled surround. Gated access to front. Covered seating area with vine.

Tel: 01908 304480

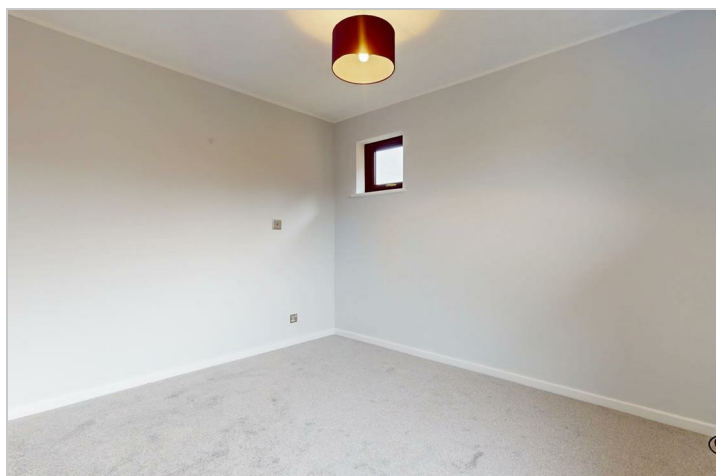
All measurements are approximate.  
The area measurements are taken from the government EPC register.  
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Road Map



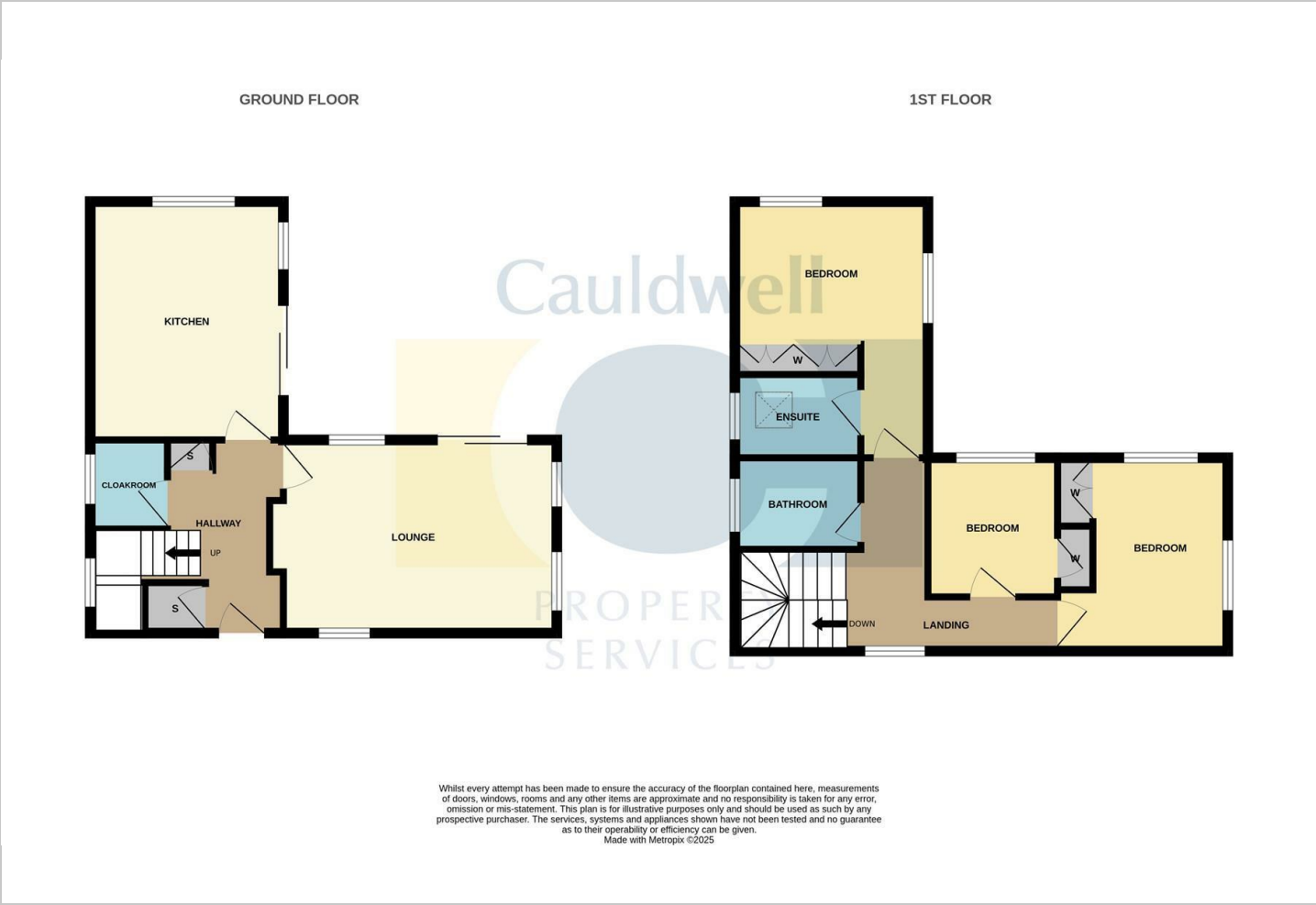
Hybrid Map



Terrain Map



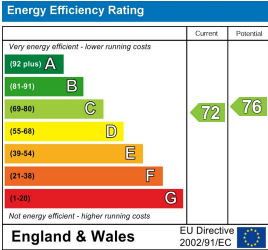
Floor Plan



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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