

Cauldwell

PROPERTY SERVICES



196 Arncliffe Drive

Heelands, Milton Keynes, MK13 7QF

£399,995



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ENTRANCE HALL

Double glazed UPVC door to front. Double glazed window to side. Stairs to first floor landing. Understairs storage cupboard and additional storage cupboard. Radiator.

LIVING ROOM

19'9" x 14'11" (6.03 x 4.55)

Double glazed window to front. Radiator. Television and internet points. Two arch ways to kitchen/dining room. Door to cloakroom/utility room.

KITCHEN/DINING ROOM

17'7" x 10'2" (5.36 x 3.12)

Double glazed window and doors to rear. Two double glazed sky lights to rear to part vaulted ceiling. LED lighting. Modern range of fitted wall and base units with worksurfaces. One and half bowl sink drainer with mixer tap. Electric oven, grill and gas hob with extractor hood over. Space for fridge freezer. Plumbing for dishwasher. Central island and base units with worksurface. Wine cooler. Radiator.

UTILITY/CLOAKROOM

Double glazed obscure window to side. Fitted wall unit and worksurface. Plumbing for washing machine. Space for tumble dryer. Close coupled wc and wash hand basin. Wall mounted combination boiler. Tiled floor. LED lighting. Extractor fan.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space with fitted loft ladder and light.

BEDROOM ONE

11'4" x 8'5" (3.46 x 2.59)

Double glazed window to rear. Radiator.

BEDROOM TWO

11'1" x 8'1" (3.39 x 2.48)

Double glazed window to front. Radiator.

BEDROOM THREE

8'3" x 6'4" (2.52 x 1.95)

Double glazed window to front. Radiator. Open wardrobe storage cupboard.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising 'P' shaped bath with electric shower and screen, wash hand basin and close coupled wc. Heated towel rail. Wall mounted cabinet. Par tiled walls. Tiled flooring. Storage cupboard.

FRONT GARDEN

Mainly paved with hedge border. Driveway parking to side leading to garage.

GARAGE

Part converted. Up and over door to front. Power and light. Door to office.

OFFICE

7'7" x 7'4" (2.33 x 2.26)

Double glazed door to side. Power and lighting. Door to garage.

REAR GARDEN

Mainly laid to lawn with patio area extending to side. Gated access to front. Timber storage shed.

All measurements are approximate.

The area measurements are taken from the government EPC register.

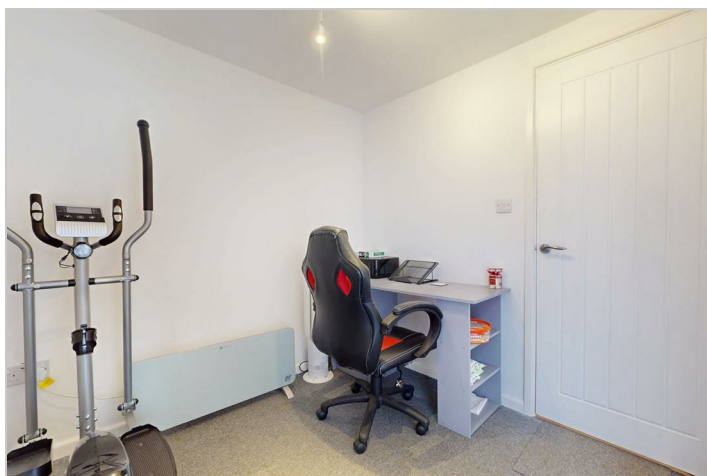
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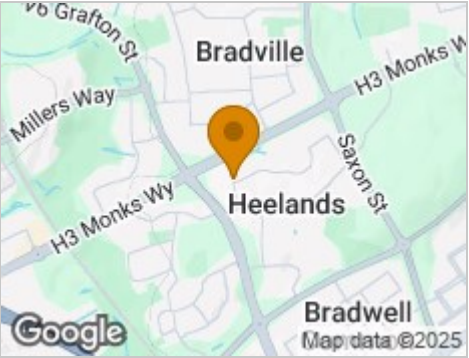
Road Map



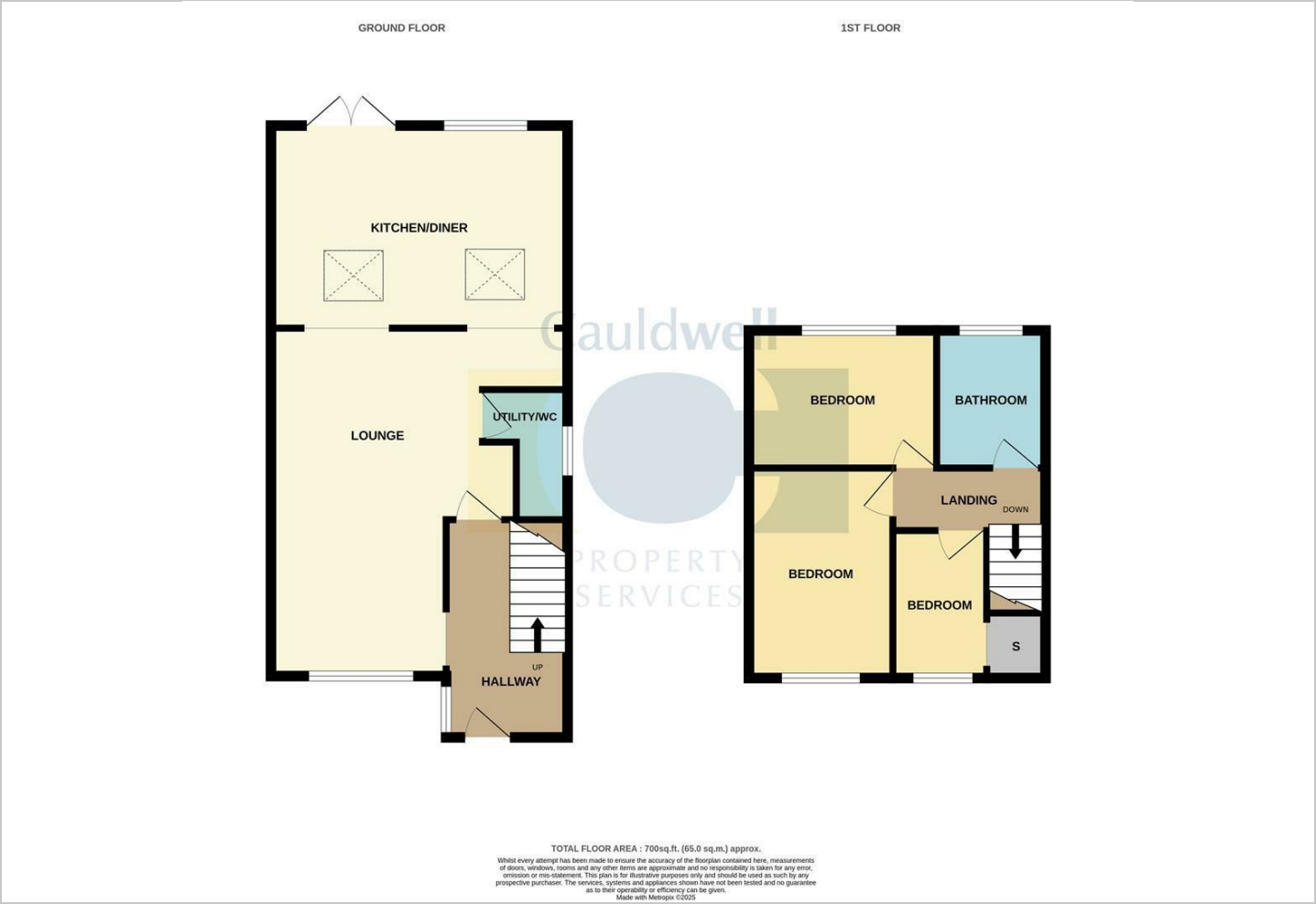
Hybrid Map



Terrain Map



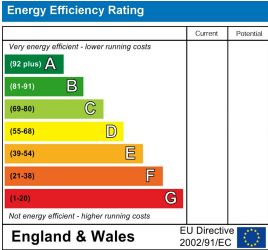
Floor Plan



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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