



# Cauldwell

PROPERTY SERVICES



## 2 Eston Court

Bradville, Milton Keynes, MK13 7DF

£375,000



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## ENTRANCE PORCH

Double glazed French doors to front. Double glazed window to side. Double glazed door to hallway.

## ENTRANCE HALL

Stairs to first floor landing. Radiator. Door to living room.

## LIVING ROOM

14'4" x 15'4" max (4.37 x 4.68 max)

Double glazed window to front. Radiator. Television and internet point. Gas fireplace.

## DINING ROOM

14'11" x 9'11" (4.55 x 3.04)

Double glazed French doors and windows to rear. Understairs storage cupboard. Radiator. Door to kitchen and utility room.

## CONSERVATORY

8'2" x 8'6" (2.49 x 2.61)

Brick and UPVC double glazed windows to both sides and rear. Double glazed French doors to rear.

## KITCHEN

11'3" x 7'11" (3.45 x 2.42)

Double glazed window to rear. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven, grill, induction hob and extractor hood. Integral dishwasher. Tiled flooring. Door to integral garage.

## UTILITY ROOM

Double glazed window to rear. Worksurface. Space for fridge freezer. Plumbing for washing machine. Under counter freezer. Tiled flooring.

## FIRST FLOOR LANDING

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

## BEDROOM ONE

13'7" x 7'0" (4.15 x 2.14)

Double glazed window to front. Access to loft. Radiator. Door to ensuite.

## ENSUITE

7'11" x 4'9" (2.42 x 1.47)

Double glazed obscure window to rear. Three piece suite comprising shower cubicle with electric shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. Part tiled walls. Cupboard housing Condensing Boiler.

## BEDROOM TWO

12'2" x 8'6" (3.71 x 2.60)

Double glazed window to front. Built in wardrobe. Radiator. Television point.

## BEDROOM THREE

10'0" x 8'6" (3.05 x 2.60)

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

## BEDROOM FOUR

9'3" x 6'5" (2.83 x 1.96)

Double glazed window to front. Radiator. Storage cupboard.

## BATHROOM

Double glazed obscure window to rear. Suite comprising bath with mixer tap and mains shower with screen., wash hand basin in vanity surround and close coupled wc. Heated towel rail. Wall mounted cabinet.

## FRONT GARDEN

Laid to lawn with a selection of mature bedding,. Hardstanding driveway parking leading to garage.

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## GARAGE

16'6" x 8'11" (5.04 x 2.73)

Up and over door to front. Power and light. Door to kitchen.

## REAR GARDEN

Laid to artificial lawn with rear width patio area with stone edging, flower beds and borders. Timber storage shed. Outside tap.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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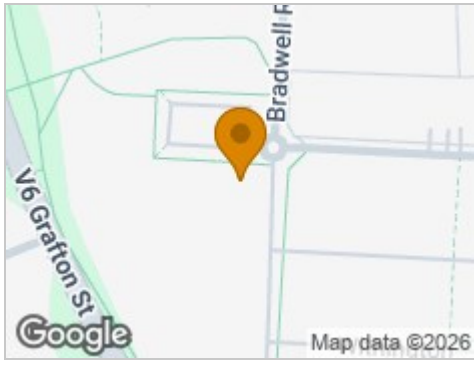
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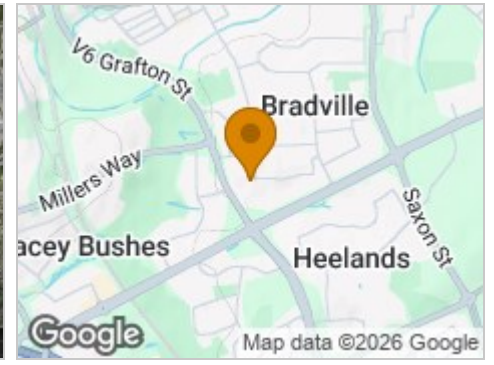
## Road Map



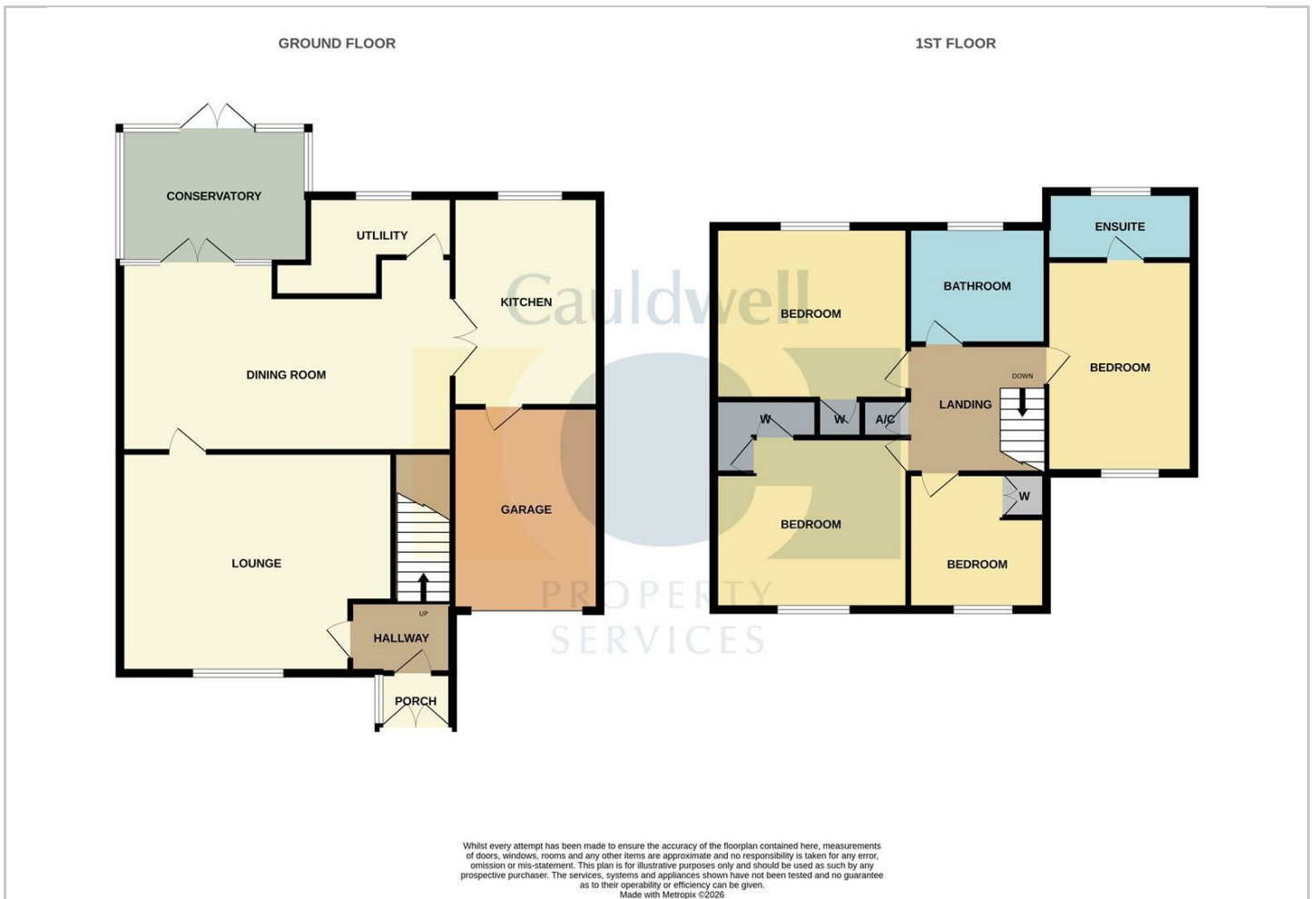
## Hybrid Map



## 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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