

# Cauldwell

PROPERTY SERVICES



## 19 Grosmont Close

Emerson Valley, Milton Keynes, MK4 2EW

£340,000





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## ENTRANCE HALL

Composite double glazed door to front. Radiator. Stairs to first floor landing. Coat and shoe storage cupboard.

## KITCHEN

10'0" x 8'5" (3.07 x 2.58)

Double glazed window to front. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Gas oven with extractor hood over. Plumbing for washing machine. Integral fridge freezer and washing machine.

## LIVING/DINING ROOM

14'11" x 11'8" (4.57 x 3.57)

Double glazed window and double glazed French doors to rear. Television point, Fibre internet point. Electric fireplace and understairs storage cupboard. Radiator.

## FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft with combi boiler.

## BEDROOM ONE

11'2" x 8'9" (3.41 x 2.68)

to wardrobes

Double glazed window to rear, Radiator. Fitted wardrobes and overhead storage units and bedroom furniture.

## BEDROOM TWO

10'8" x 8'5" (3.26 x 2.58)

Double glazed window to front. Radiator. Fitted wardrobes. Storage units and bedroom furniture with desk.

## BEDROOM THREE

7'0" x 5'9" (2.15 x 1.77)

Double glazed window to rear. Radiator. Fitted wardrobe with storage units and bedroom furniture.

## BATHROOM

Double glazed obscure window to front. Modern re-fitted suite comprising double shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Extractor fan. LED lighting. Heated towel rail. Lit mirror. Tiled walls and flooring. Storage cupboard.

## FRONT GARDEN

Small front garden area and hardstanding driveway leading to garage. Outside tap.

## GARAGE

Electric remote control roller door to front. Power and light. Personal door to rear garden.

## REAR GARDEN

Full width decking area and shaped patio area with shingle stone borders.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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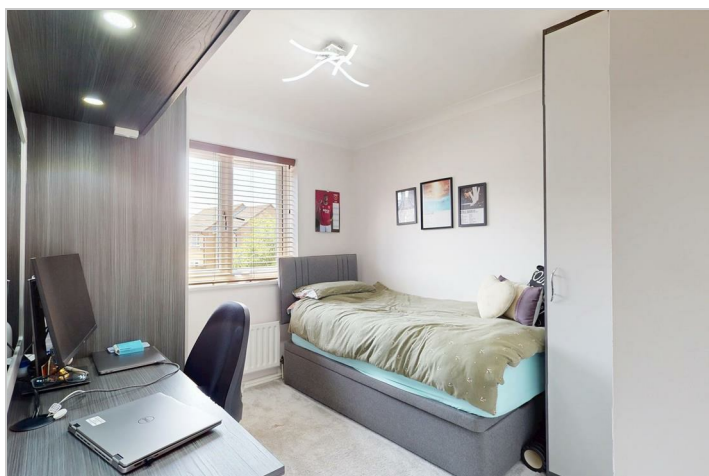
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### Anti Money Laundering Verification checks

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.



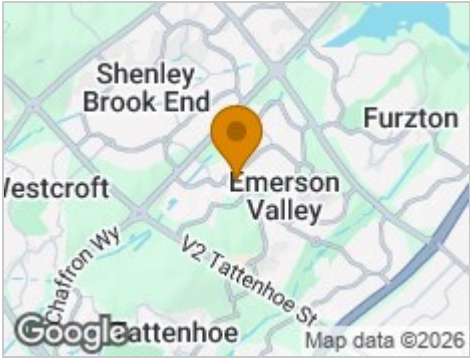
Road Map



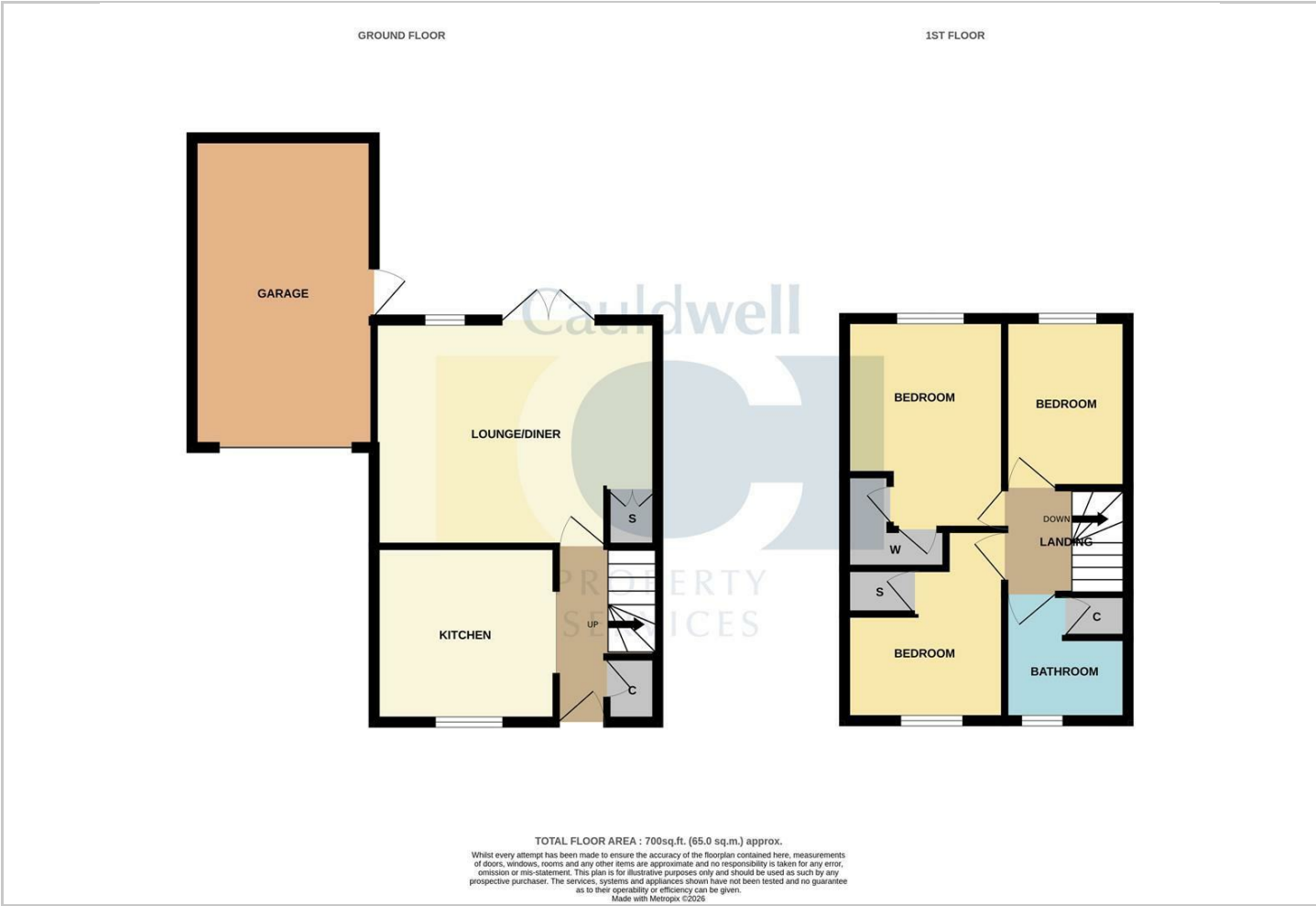
Hybrid Map



Terrain Map



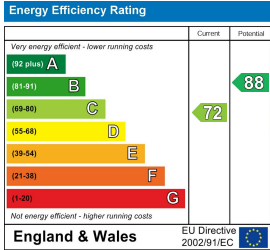
Floor Plan



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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