



# Cauldwell

PROPERTY SERVICES



## 3 Read Loke

Eaton Leys, Milton Keynes, MK17 9GY

£599,995



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## ENTRANCE HALL

Composite door with double glazed window to front. Radiator. Stairs to first floor landing. Amtico flooring.

## LIVING ROOM

16'8" x 12'7" into bay (5.09 x 3.84 into bay)  
Double glazed bay window to front and side. Two radiators. Television point. Understairs storage cupboard. Amtico flooring.

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Amtico flooring. Storage cupboard housing fibre internet connection.

## KITCHEN/DINING/FAMILY ROOM

19'1" x 15'9" max to bay (5.82 x 4.81 max to bay)  
Double glazed rear bay with French doors and windows with fitted blinds. Wall and base units with fitted worksurfaces and sink drainer unit. Electric oven, . combi grill oven, . induction hob and extractor hood. Integral dishwasher and fridge freezer. Radiator. LED lighting. Amtico flooring.

## UTILITY ROOM

9'4" x 5'7" (2.86 x 1.71)  
Fitted wall and base units with worksurface. Plumbing for washing machine. Space for tumble dryer. Wall mounted central heating boiler. Radiator. Double glazed door to rear. Amtico flooring.

## FIRST FLOOR LANDING

Stairs from entrance hall . Double glazed obscure window to side. Radiator. Access to part boarded loft space. Airing cupboard.

## BEDROOM ONE

12'6" x 12'1" (3.83 x 3.70)  
Double glazed windows to front and side. Fitted wardrobes. Radiator. Door to ensuite.

## ENSUITE

Double glazed obscure window to front. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Shaver point. Heated towel rail. Extractor fan Wall mounted cabinet. Amtico flooring. Part tiled walls.

## BEDROOM TWO

13'4" x 10'7" (4.07 x 3.24)  
Double glazed window to front. Radiator.

## BEDROOM THREE

11'8" x 8'7" (3.58 x 2.64)  
Double glazed window to rear. Radiator.

## BEDROOM FOUR

11'6" x 10'2" (3.52 x 3.10)  
max into recess  
Double glazed window to rear. Radiator. Feature panelled wall.

## BATHROOM

Double glazed obscure window to rear. Four piece suite comprising bath with mixer tap, double shower cubicle with mains shower, wash hand basin and close coupled wc. Cabinet. Heated towel rail. Extractor fan. Part tiled walls. Amtico flooring.

## FRONT GARDEN

Laid to lawn with small hedge border. Block paved driveway parking for two vehicles. EV charge point. Gated access to rear garden.

## GARAGE

Up and over door to front Power and light.

## REAR GARDEN

Laid to lawn with rear width slate stone patio with fitted pergola. Outside power and tap. Raised flower beds with sleepers. Walled to two sides. Garden lighting.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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## Road Map



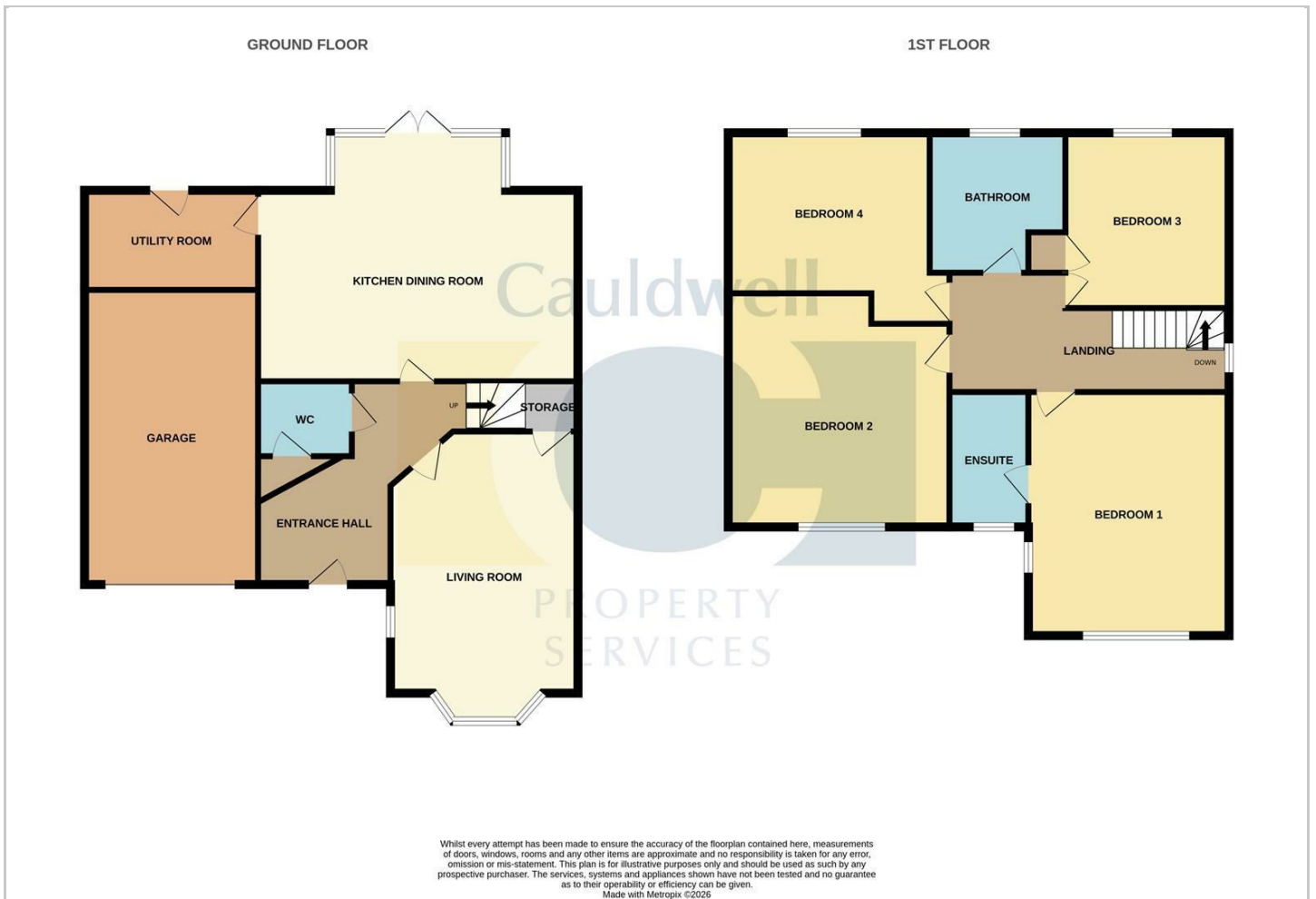
## Hybrid Map



## Terrain Map



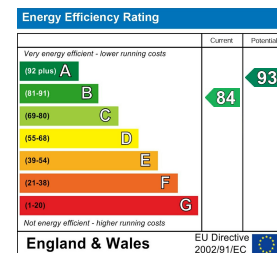
## Floor Plan



## 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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