



# Cauldwell

PROPERTY SERVICES



## 87 Pickering Drive

Emerson Valley, Milton Keynes, MK4 2EQ

£425,000



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## ENTRANCE HALL

Front entrance door. Stairs to first floor. Door to cloakroom and living room. Frosted double glazed window to side. Radiator. Coving to textured ceiling.

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Frosted double glazed window to front. Radiator.

## LIVING ROOM

15'5" x 12'6" (4.72 x 3.83)

Double glazed window to front. Coved and textured ceiling with inset spot lights. Two feature radiators. Understairs storage cupboard. Door to kitchen/dining room.

## KITCHEN/DINING ROOM

10'0" x 15'9" (3.07 x 4.81)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in oven, four ring hob and extractor. Plumbing for washing machine and slim line dishwasher. Space for under counter fridge. Splash back tiling. Double glazed window and doors to rear. Radiator. Double glazed doors to conservatory.

## CONSERVATORY

9'3" x 8'8" (2.83 x 2.66)

Brick and UPVC double glazed construction. Double glazed French doors and further door to rear garden. Power and lighting.

## FIRST FLOOR LANDING

Doors to all rooms. Double glazed window to side. Access to loft space. Door to airing cupboard housing water tank.

## BEDROOM ONE

10'4" x 9'4" (3.15 x 2.85)

Double glazed window to front. Radiator. Coving to textured ceiling. Built in cupboard. Door to ensuite.

## ENSUITE

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Part tiled walls. Tiled flooring. Frosted double glazed window to side. Skimmed ceiling with inset lighting and extractor.

## BEDROOM TWO

9'4" x 9'0" (2.85 x 2.76)

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

## BEDROOM THREE

10'4" to 8'1" x 6'5" (3.15 to 2.47 x 1.97)

Double glazed window to rear. Radiator. Coving to textured ceiling.

## BATHROOM

Re-fitted three piece suite comprising panelled bath with central mixer and shower over, low level wc and wash hand basin. Heated towel rail. Tiled walls and flooring. Frosted double glazed window to front. Skimmed ceiling with inset lighting.

## FRONT GARDEN

Flower and shrub border with hardstanding driveway leading to single garage.

## REAR GARDEN

An enclosed and secluded rear garden laid mainly to raised sleeper bed lawn with patio and shingle area. Mature tree. flower and shrub borders. Brick and

wooden fence surround. Service door to garage Gated access. Outside tap.

## SINGLE GARAGE

Up and over door.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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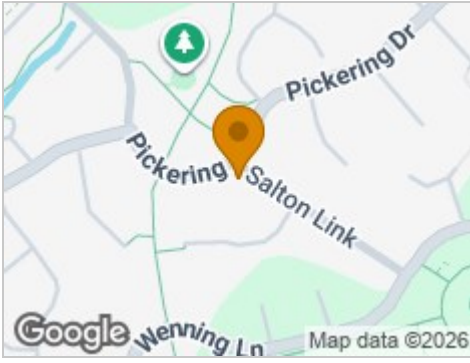
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted,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



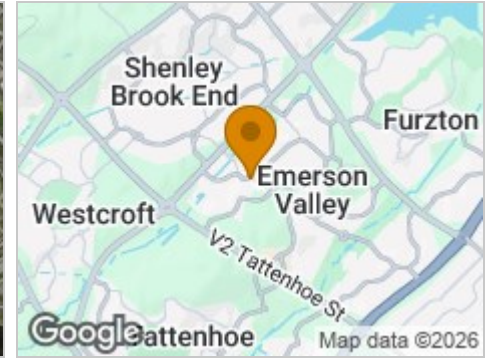
## Road Map



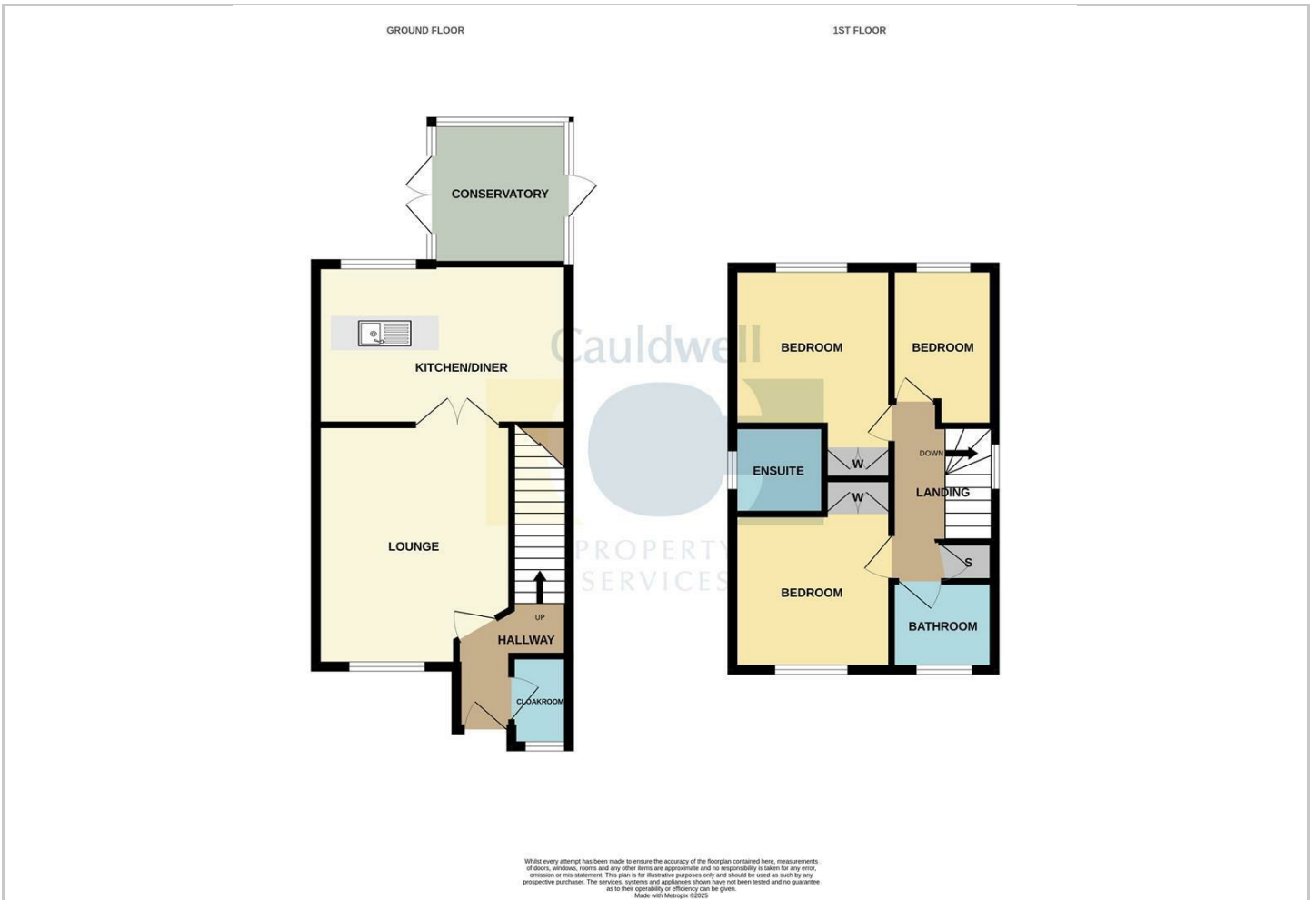
## Hybrid Map



## Terrain Map



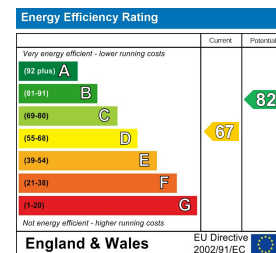
## Floor Plan



## 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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