



# Cauldwell

PROPERTY SERVICES



## 15 Courtenay Croft

Eagle Farm South, Milton Keynes, MK17 7AL

£399,995



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## ENTRANCE HALL

Composite double glazed door to front. Radiator. Stairs to first floor landing.

## CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

## KITCHEN

10'9" x 8'4" (3.28 x 2.55)

Double glazed window to front. Fitted wall and base units with worksurfaces incorporating sink drainer unit. Electric oven, gas hob and extractor hood. Integral dishwasher. Plumbing for washing machine. Space for tumble dryer and fridge freezer. Radiator. Wall mounted central heating boiler.

## LIVING/DINING ROOM

15'4" x 14'7" (4.69 x 4.46)

Double glazed French doors and windows to rear. Double glazed window to side. Two radiators. Television point. Understairs storage cupboard with internet point.

## FIRST FLOOR LANDING

Stairs from entrance hall. Airing cupboard and storage cupboard.

## BATHROOM

Double glazed obscure window to front. Four piece suite comprising bath with mixer tap, shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Heated towel rail.

## BEDROOM TWO

11'11" x 8'11" (3.65 x 2.72)

Double glazed window to front. Radiator. Built in wardrobes with mirrored sliding doors,

## BEDROOM THREE

12'0" x 8'7" (3.66 x 2.63)

Double glazed window to rear. Radiator.

## MAIN BEDROOM ENTRANCE

Door from landing. Double glazed window to front. Stairs to main bedroom.

## BEDROOM ONE

20'3" x 15'5" (6.18 x 4.72)

Double glazed window to front. Double glazed sky light windows with blinds to rear. Two radiators. Fitted wardrobes. Access to loft space. Door to ensuite.

## ENSUITE

Double shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Shaver point. Extractor fan.

## FRONT GARDEN

Small front garden area with plants. Hardstanding driveway to side for two cars. Gate to rear garden.

## REAR GARDEN

Laid to lawn with patio area and timber shed. Gated access to front. Outside tap.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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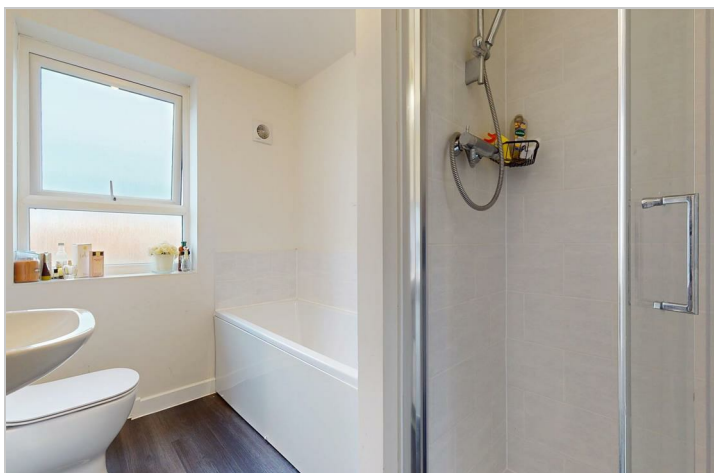
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convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.



## Road Map



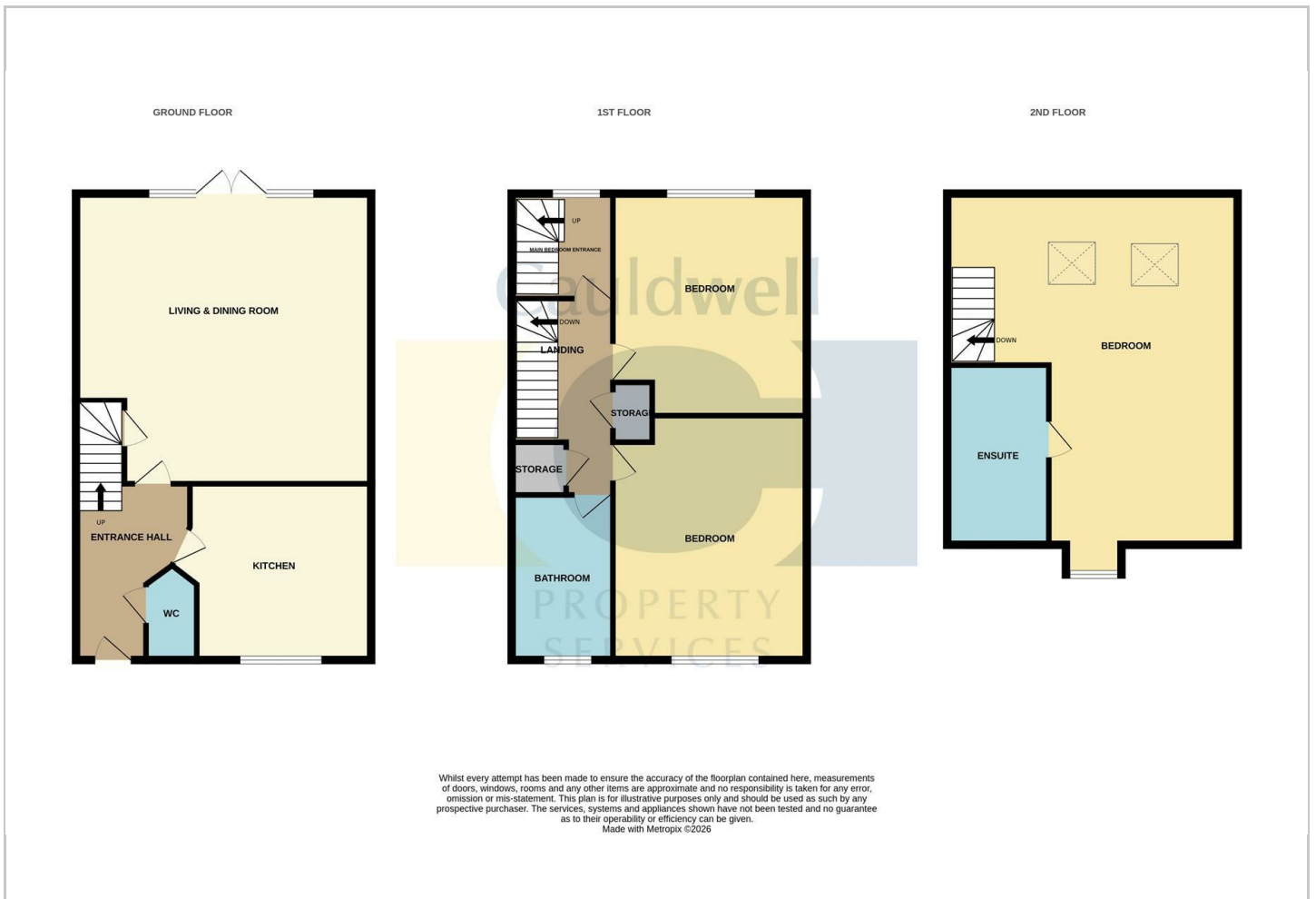
## Hybrid Map



## Terrain Map



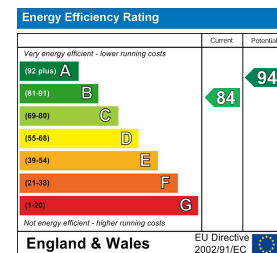
## Floor Plan



## 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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