



# Cauldwell

PROPERTY SERVICES



## 71 Leaffield Rise

Two Mile Ash, Milton Keynes, MK8 8BX

Offers In The Region Of £350,000



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## ENTRANCE HALL

Double glazed window and door to side. Two storage cupboards. Radiator. Television point. Internet point. Access to part boarded loft space.

## LIVING/DINING ROOM

18'5" x 10'10" (5.62 x 3.31)

Double glazed window to rear. Two radiators. Television point. French doors from entrance hall.

## KITCHEN

8'11" x 9'0" (2.73 x 2.75)

Double glazed windows to rear and side. Double glazed door to rear. Fitted with modern wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and hob with extractor hood. Space for fridge freezer. Plumbing for slim line washing machine. Radiator. Wall mounted combination boiler.

## CONSERVATORY

15'0" x 8'0" (4.58 x 2.45)

Brick and UPVC double glazed construction with windows to side and rear. Double glazed door to rear. Radiator. Tiled flooring. Plumbing for washing machine. Fitted base units and worksurfaces.

## BEDROOM ONE

13'3" x 10'9" (4.05 x 3.28)

Double glazed bow window to front. Radiator. Built in wardrobes with mirrored sliding doors. Television point.

## BEDROOM TWO

9'8" x 8'11" (2.95 x 2.74)

Double glazed window to front. Radiator.

## BATHROOM

Double glazed obscure window to side. Wet room with walk in shower area, electric shower and screen, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Wet room flooring

## FRONT GARDEN

Block paved driveway parking for four vehicles to front and side. Raised beds.

## GARAGE

Electric up and over door to front. Power and light. Personal door to rear garden.

## REAR GARDEN

Mainly laid to lawn with flower beds and borders. Gated access to front. Power and tap. Large shingle stone area to side with double gates.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

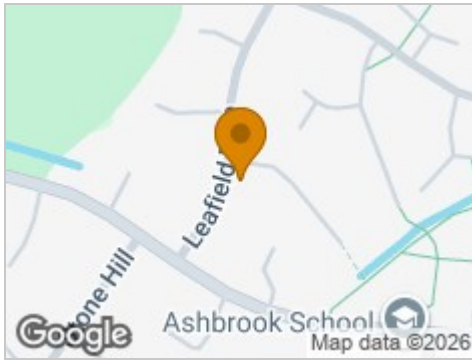
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted,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

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



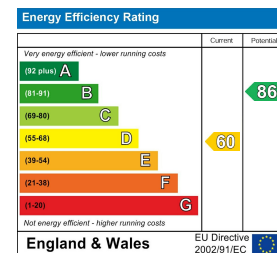
## Floor Plan



## 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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