



# Cauldwell

PROPERTY SERVICES



## 14 Wrens Park

Middleton, Milton Keynes, MK10 9BH

Offers Over £630,000



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## ENTRANCE HALL

Composite double glazed door and windows to front. Tiled flooring. Stairs to first floor landing.

## LIVING ROOM

20'11" x 11'4" (6.40 x 3.47)

Double glazed bay window to front. Double glazed French doors to side. Two radiators. Television and internet point.

## KITCHEN/DINING ROOM

18'9" x 11'3" (5.73 x 3.45)

Double glazed windows to front, side and rear. Double glazed door to side. Fitted with wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Breakfast bar seating area. Electric oven and grill with five ring gas hob and extractor hood. Space for fridge freezer. Plumbing for washing machine and dishwasher. Wall mounted central heating boiler. LED lighting. Under cupboard lighting. Radiator. Tiled flooring.

## CLOAKROOM

Double glazed obscure window to rear. Two piece suite comprising wc and wash hand basin. Radiator. Tiled flooring. Understairs storage cupboard.

## FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to rear. Radiator. Access to loft space. Airing cupboard.

## BEDROOM ONE

11'9" x 10'1" (3.59 x 3.09)

Double glazed window to front. Radiator. Built in wardrobes.

## ENSUITE

Double glazed window to front. Three piece suite comprising shower cubicle with electric shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan.

## BEDROOM TWO

11'8" x 9'6" (3.56 x 2.90)

Double glazed window to side. Radiator. Wardrobe recess.

## BEDROOM THREE

11'6" x 6'10" (3.53 x 2.09)

Double glazed window to side. Radiator.

## BEDROOM FOUR

9'1" x 8'6" (2.77 x 2.60)

Double glazed window to front. Radiator.

## BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with hand shower attachment, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Tiled flooring. Extractor fan.

## FRONT GARDEN

Mainly laid to lawn with flower beds, borders and pathway. Hardstanding driveway parking to side.

## DETACHED DOUBLE GARAGE

18'6" x 18'1" (5.64 x 5.53)

Two up and over doors to front. Power and light. Door to rear garden.

## REAR GARDEN

Mainly laid to lawn with rear width patio area. Shaped

flower beds and borders. Single stone seating area. Outside tap. Gated access to front. Door to double garage.

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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