



# Cauldwell

PROPERTY SERVICES



## 20 Perracombe

Furztton, Milton Keynes, MK4 1EP

£275,000



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## ENTRANCE HALL

Double glazed UPVC door to front. Storage cupboard. Arch to living room.

## LIVING ROOM

14'0" x 11'9" (4.28 x 3.59)

Double glazed bay window to front. Two radiators. Television point. Internet point. Stairs to first floor landing. Door to kitchen/diner.

## KITCHEN/DINER

11'8" x 8'2" (3.57 x 2.49)

Double glazed window to rear and double glazed door to rear. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and hob with extractor hood over. Plumbing for washing machine and space for fridge freezer. Wall mounted central heating boiler. Radiator. Tiled flooring.

## FIRST FLOOR LANDING

Stairs from living room. Access to loft space.

## BEDROOM ONE

11'6" x 8'4" (3.53 x 2.55)

Double glazed window to front. Radiator. Built in double wardrobe. Airing cupboard.

## BEDROOM TWO

10'7" x 6'1" (3.25 x 1.87)

Double glazed window to rear. Radiator.

## BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with electric shower, wash hand basin and close coupled wc. Radiator.

## FRONT GARDEN

Laid to lawn with hedge area. Hardstanding driveway parking for one car. Gated access to rear garden.

## REAR GARDEN

Rear width patio area with steps up to lawn area. Selection of plants. Composite shed. Outside tap. Gated access to front.

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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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.



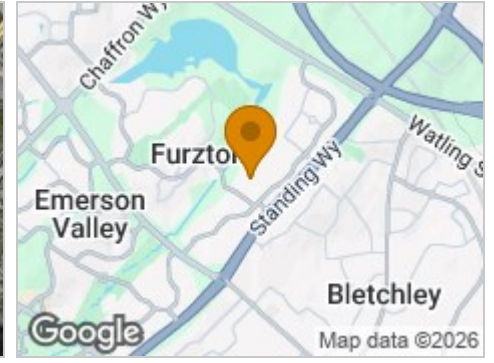
## Road Map



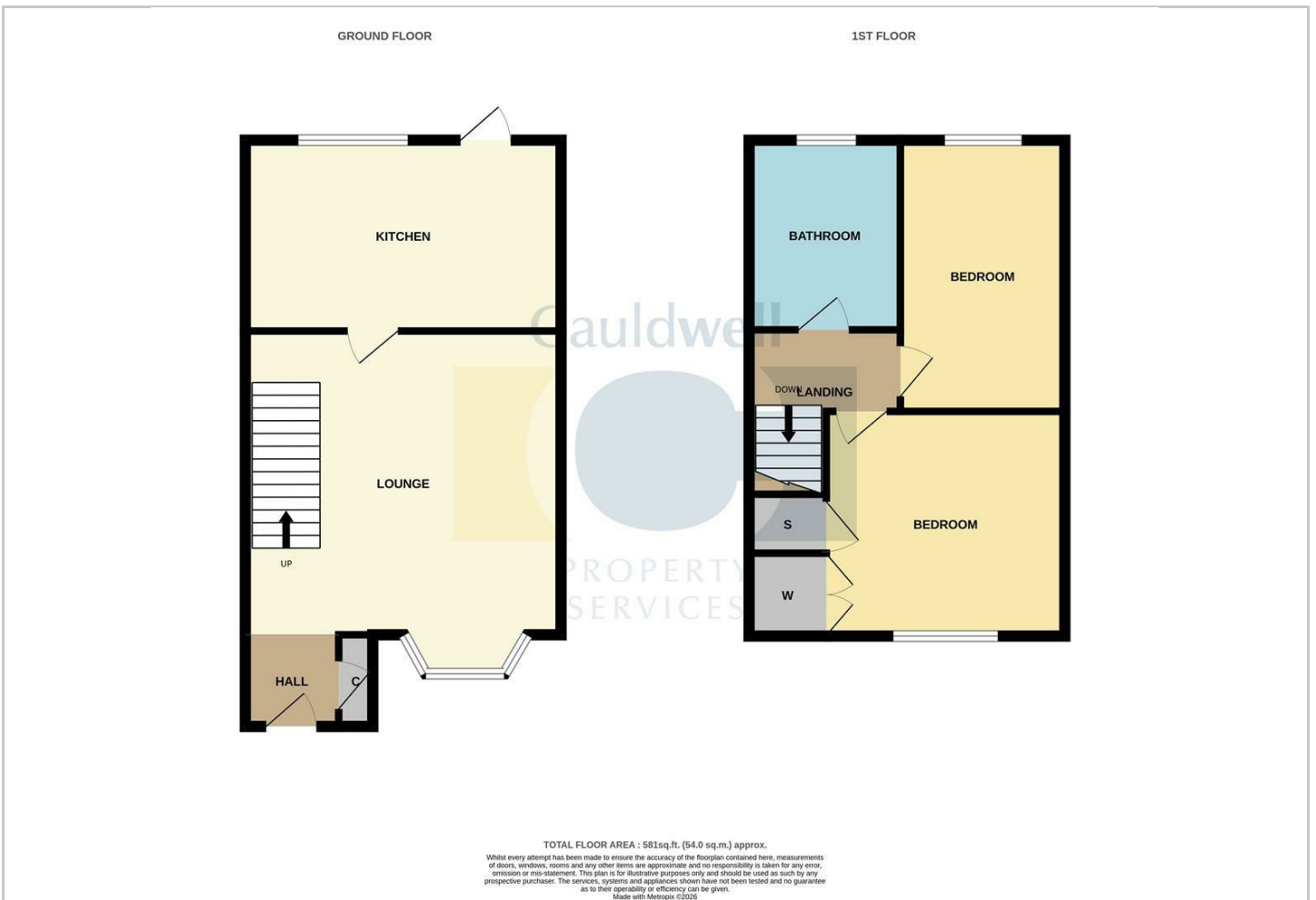
## Hybrid Map



## Terrain Map



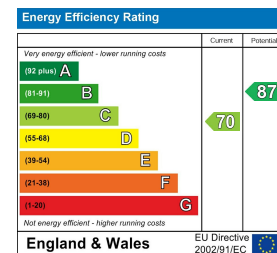
## Floor Plan



## 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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