



# Cauldwell

PROPERTY SERVICES



## 6 Audley Mead

Bradwell, Milton Keynes, MK13 9BD

Offers Over £360,000



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## ENTRANCE PORCH

Double glazed UPVC door and window to side. Storage cupboard. Door to living room and shower room.

## SHOWER ROOM

Double glazed obscure window to side. Shower cubicle with electric shower, wash hand basin in vanity surround and close coupled wc. LED lighting. Heated towel rail. Tiled flooring and walls.

## LIVING ROOM

15'10" x 11'8" (4.85 x 3.56)

Double glazed box bay window to front. Double glazed window to front. Radiator. Stairs to first floor landing. Television and internet points. Opening to kitchen/dining room.

## KITCHEN/DINING ROOM

15'11" x 12'0" (4.86 x 3.68)

Double glazed window to side. Window to rear. French doors to conservatory. Fitted with a range of wall and base units with Granite worksurfaces and sink drainer unit. Electric oven and induction hob. Integral fridge. Plumbing for dishwasher. Wall mounted combination boiler. Radiator.

## CONSERVATORY

13'5" x 7'7" (4.10 x 2.32)

Double glazed windows to rear and sides. Double glazed door to side. Double glazed French doors to rear.

## FIRST FLOOR LANDING

Stairs from living room. Double glazed window to side. Access to part boarded loft space and drop down ladder.

## BEDROOM ONE

12'5" x 9'1" (3.81 x 2.79)

Double glazed window to front. Radiator.

## BEDROOM TWO

11'0" x 8'0" (3.36 x 2.44)

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

## BEDROOM THREE

6'6", 282'1" x 6'5" (2,86 x 1.97)

Double glazed window to front. Radiator. Built in storage unit.

## BATHROOM

Double glazed obscure window to rear and side. Three-piece suite comprising bath with mixer tap and wash hand basin in vanity surround and close coupled wc. Heated towel rail. LED lighting. Extractor fan. Tiled flooring. Tiled walls.

## FRONT GARDEN

Laid to lawn with trees, plants and foliage.

## REAR GARDEN

Laid to shaped lawn with rear width patio area and shingle stone area. Raised flower beds. Fence and wall enclosed. Door to garage.

## GARAGE

Up and over door. Power and lighting. Door to rear garden.

All measurements are approximate.

The area measurements are taken from the government EPC register.

The mention of appliances and/or services within

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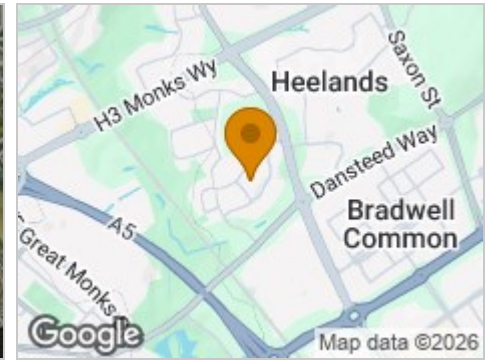
## Road Map



## Hybrid Map



## Terrain Map



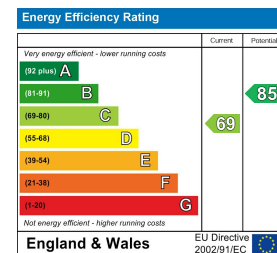
## Floor Plan



## 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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