



# Cauldwell

PROPERTY SERVICES



## 2 Bernay Gardens

Bolbeck Park, Milton Keynes, MK15 8QD

£520,000





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## ENTRANCE

Entrance through double glazed composite front door into entrance hall. Frosted double glazed window to the front. Radiator. Door to inner hall way.

## INNER HALLWAY

Stairs to first floor landing. Door to cloakroom. Door to study/bedroom four. Opening into kitchen dining room. Radiator. Internet connection point.

## LIVING ROOM

18'2" x 10'8" (5.55 x 3.26)

Double glazed windows to the front and side. Gas fireplace. TV connection point. Two radiators.

## KITCHEN/DINING ROOM

19'10" x 7'8" (6.06 x 2.35)

Two double glazed windows to the rear. Double glazed patio door to the side. Kitchen fitted with a range of wall and base units with work surfaces. One and a half bowl stainless steel sink with drainer and mixer tap. Electric oven, four ring gas hob and extractor over. Plumbing for washing machine, plumbing for dishwasher and space for fridge freezer. Wall mounted central heating boiler. Under stair storage cupboard. Radiator.

## CLOAKROOM

Two piece suite. Low level wc, wash hand basin with mixer tap. Radiator. Frosted double glazed window to the rear.

## STUDY/BEDROOM FOUR

10'0" x 7'11" (3.07 x 2.43)

Double glazed window to the front. Radiator.

## FIRST FLOOR LANDING

Dog leg stairway from inner hallway. Airing cupboard.

## BEDROOM ONE

15'6" x 10'4" (4.73 x 3.17)

Double glazed window to the front. Built in wardrobes. Radiator. Door to ensuite.

## ENSUITE

Double glazed Velux windows to the side. Shower cubical with wall mounted mains shower, hand wash basin with mixer tap. Low level wc. Shaver point. Radiator. Tiled flooring.

## BEDROOM TWO

15'0" x 10'9" (4.58 x 3.28)

Double glazed window to the front. Built in wardrobes with mirrored sliding doors. Access to boarded loft space with lighting via loft ladder. Radiator.

## BEDROOM THREE

16'5" x 7'7" (5.02 x 2.32)

Double glazed window to the rear. Double glazed Velux to the side. Radiator.

## FAMILY BATHROOM

Frosted double glazed window to the rear. P shaped bath with mixer tap and shower over and fitted glass shower screen. Low level wc, wash hand basin with mixer tap. Heated towel rail. Tiled flooring.

## REAR GARDEN

Patio area. Shingle stone flower beds and pathway leading to decking area with pergola. Assorted mature flower beds. Gated access to the front. Outside studio, outside tap.

## FRONT GARDEN

Shingle stone, mature flower beds and borders. Off road driveway parking for three vehicles side by side leading to garage.

## GARAGE

Up and over door to front. Service door to rear garden.

## STUDIO

16'4" x 9'10" (5.0 x 3.0)

A 'Green Retreats' garden room. Double glazed French doors. Fully insulated, dry lined and skimmed. Laminate flooring. Outside plug socket.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP**

**REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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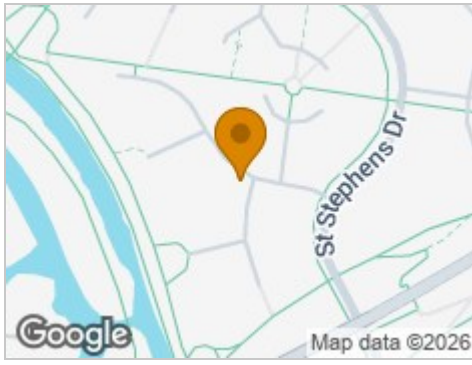
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## Road Map



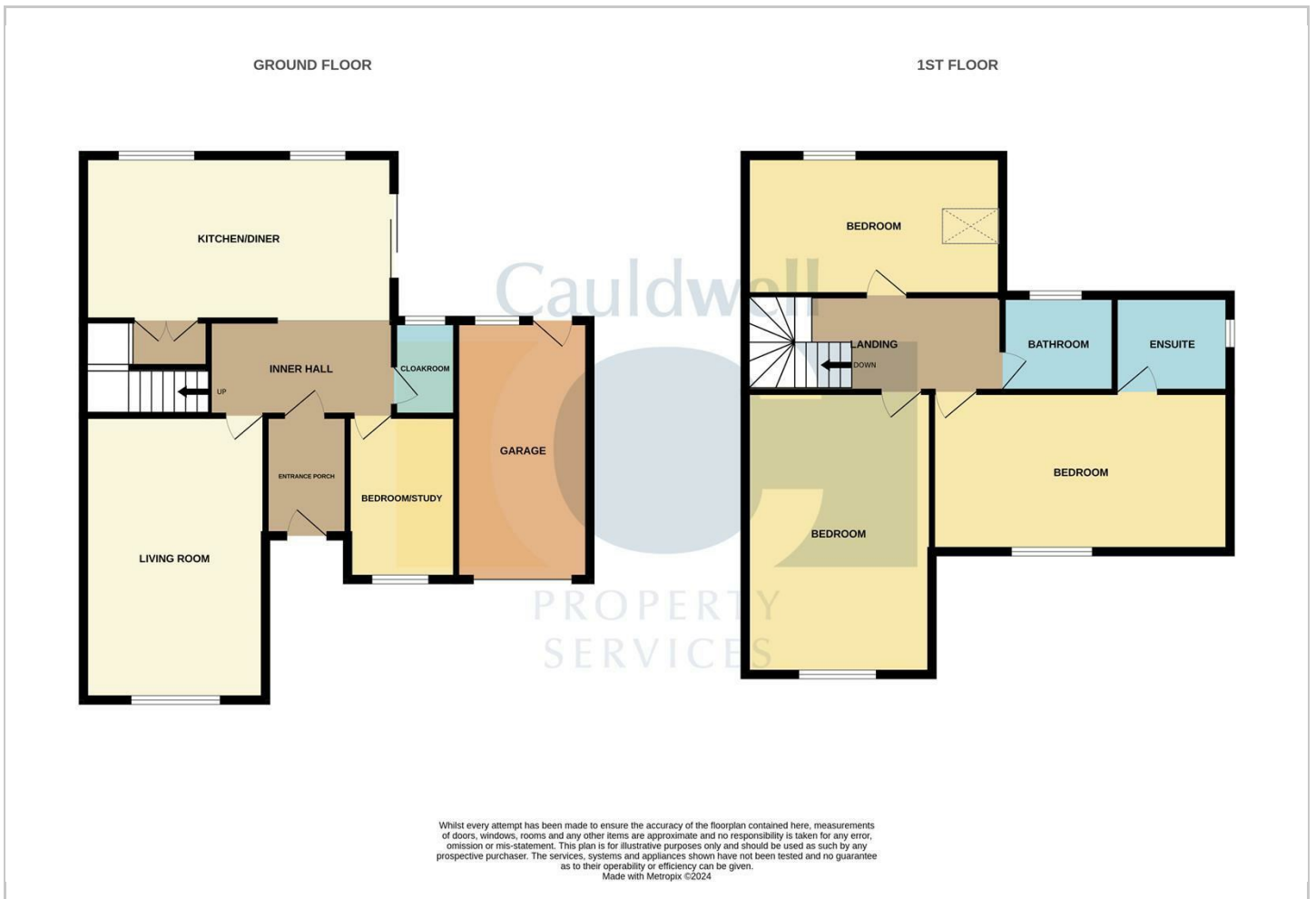
## Hybrid Map



## Terrain Map



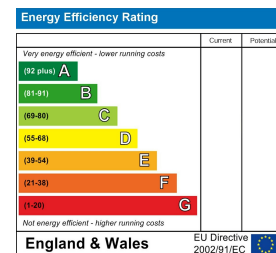
## Floor Plan



## 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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