

Cauldwell

PROPERTY SERVICES



9 Harborne Court

Two Mile Ash, Milton Keynes, MK8 8AH

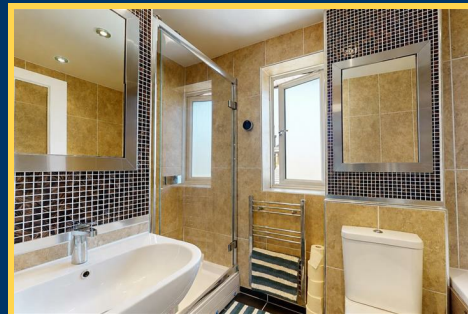
£575,000



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ENTRANCE HALL

Composite double glazed door and window to front. Vertical radiator. Karndean tiles.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin set in vanity surround. Heated towel rail. Extractor fan. Automatic lighting. Marble tiled flooring and part tiled walls.

LIVING ROOM

21'7" x 12'8" (6.59 x 3.87)

Double glazed windows to side. Double glazed patio doors to opposite side leading to garden room/office. Wall lights. Television and internet point. Radiator.

GARDEN ROOM/OFFICE

12'6" x 10'9" (3.83 x 3.29)

Double glazed UPVC windows to rear and side. Double glazed French doors to rear. Two double glazed skylight windows and double glazed port hole window. Tiled flooring. LED lighting.

OPEN PLAN KITCHEN/DINING SPACE

21'5" x 15'7" (6.55 x 4.75)

Double glazed French doors to rear. Double glazed window to side. Fitted modern range of wall and base units with Granite worksurfaces, upstands and window ledge with under unit lighting. Breakfast bar area. Electric oven, combi grill oven, fitted microwave, Induction hob and extractor hood. Integral dishwasher and fridge freezer. Under counter freezer. One and half bowl sink drainer unit. LED lighting. Stairs to first floor landing with bespoke under stairs storage. Radiator. Arch to utility room. Karndean tiles.

UTILITY ROOM

6'5" x 5'3" (1.98 x 1.62)

Fitted wall and base units with worksurfaces. Double glazed window to rear. Plumbing for washing machine. Sink unit. Under cupboard lighting. Karndean floor. Loft access.

FIRST FLOOR LANDING

Stairs from dining area. Access to part boarded loft. Airing cupboard.

BEDROOM ONE

12'5" x 12'6" (3.80 x 3.83)

Double glazed window to side. Radiator. Storage and shelving. Arch to dressing room (formerly bedroom four)

DRESSING ROOM/BEDROOM FOUR

8'8" x 7'8" (2.66 x 2.35)

Double glazed window to side. Radiator. Fitted wardrobes and storage.

ENSUITE

Double glazed obscure window to side. Three piece suite comprising shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. LED lighting. Part tiled walls and Marble tiled flooring. Fitted mirror.

BEDROOM TWO

12'6" x 9'11" (3.83 x 3.04)

Double glazed window to side. Radiator. Interconnecting door to bedroom three.

BEDROOM THREE

9'8" x 8'9" (2.95 x 2.69)

Double glazed window to side. Radiator.

BATHROOM

Double glazed obscure window to side. Four piece suite comprising bath, wash hand basin, close coupled wc and double shower cubicle with mains shower and start stop feature. Extractor Fan. LED lighting. Heated towel rail. Tiled walls. Mirrored cabinet.

FRONT GARDEN

Block paved driveway parking. Mature hedging and planting.

DOUBLE GARAGE

17'1" x 16'6" (5.23 x 5.04)

One electric and one manual up and over door to front. Power and light. Double glazed window and door to rear garden.

REAR GARDEN

Wrap around Indian sandstone patio area with shaped lawn and edging. Outside tap. Raised flower beds. Mature hedging. Wooden Pergola. Gated access to side. Further lawn area.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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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



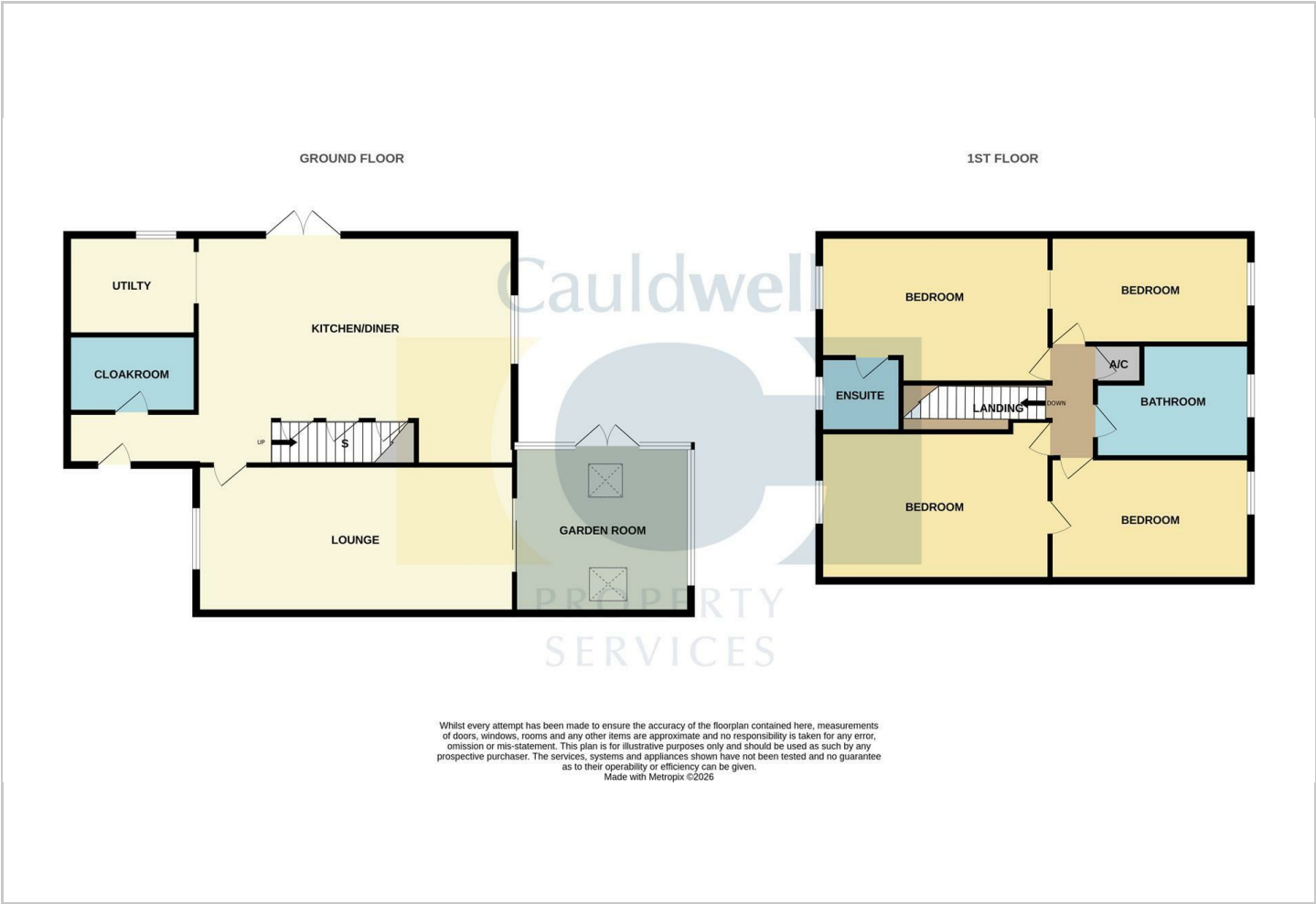
Hybrid Map



Terrain Map



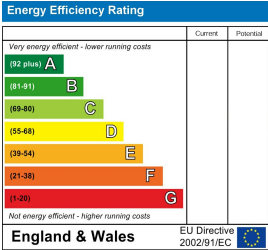
Floor Plan



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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