



# Cauldwell

PROPERTY SERVICES



## 50 Boyce Crescent

Old Farm Park, Milton Keynes, MK7 8PF

Offers In The Region Of £535,000



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## ENTRANCE PORCH

Double glazed front door and windows to the front. Radiator. Glass panelled inset door to entrance hall. Entrance hall has dog-leg stairs to first floor landing. Radiator.

## LIVING ROOM

15'3" x 12'3" (4.67 x 3.75)

Two double glazed windows to the front. Gas fireplace. TV and telephone connection points. Two radiators. French doors to dining room.

## DINING ROOM

10'8" x 9'8" (3.26 x 2.96)

Connecting door to the kitchen. Double glazed patio doors to the rear. Radiator.

## CONSERVATORY

10'9" x 9'4" (3.29 x 2.86)

Brick base with UPVC double glazed windows to both sides and rear. Double glazed French doors to the side. Fitted blinds. Ceiling fan. Tiled flooring.

## KITCHEN

9'10".173'10" x 10'8" (3..53 x 3.27)

Double glazed window to the rear. Kitchen fitted with a range of wall and base units. Work surfaces incorporating a one and a half bowl sink and drainer with mixer tap. Electric oven, electric grill oven, four ring electric hob with extractor over. Integrated dishwasher, tiled flooring. Radiator. Archway to utility room.

## UTILITY ROOM

7'8" x 5'1" (2.35 x 1.57)

Double glazed UPVC stable door to the rear. Fitted wall and base units. Stainless steel sink and drainer with mixer tap. Plumbing for washing machine, Space for fridge freezer. Wall mounted central heating boiler. Door to under stair storage cupboard.

## STUDY

9'8" x 7'4" (2.96 x 2.25)

Two double glazed windows to the front. Radiator.

## CLOAKROOM

Frosted double glazed window to the side. Low level wc with recessed cistern. Wash hand basin. Radiator.

## FIRST FLOOR LANDING

Stairs from ground floor. Double glazed window to the side. Access to loft space. Airing cupboard.

## BEDROOM ONE

13'2" x 11'2" (4.03 x 3.41)

Double glazed window to the rear. Radiator. Built in wardrobes. Fitted bedroom furniture. Door to en-suite.

## EN-SUITE

Frosted double glazed window to the rear. Shower cubical with mains shower. Hand wash basin with mixer tap set into vanity unit which also houses low level wc. Heated towel rail. Extractor fan.

## BEDROOM TWO

11'10" x 10'2" (3.63 x 3.10)

Double glazed window to the front. Radiator.

## BEDROOM THREE

11'2" x 8'9" (3.41 x 2.67)

Double glazed window to the front. Radiator.

## BEDROOM FOUR

11'3" x 6'11" (3.45 x 2.13)

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

## FAMILY BATHROOM

Frosted double glazed window to the rear. Bath with mixer tap and shower over. Hand wash basin, low level wc. Extractor fan. Radiator. Wall mounted medicine cabinet.

## FRONT

Shingle stone with hedging and plants. Double garage. Hardstanding driveway.

## DOUBLE GARAGE

18'8" x 16'9" (5.69 x 5.13 )

One up and over door to the front. Other electric up and over door to front. Service door to rear garden. Power and light. Hard standing driveway for two to three vehicles to the front.

## REAR GARDEN

Rear width patio area extending to lawn area with mature plants and hedging. Steps to secondary patio area with fitted pergola seating area. Selection of shingle stone bedding areas with mature hedging and plants. Partly walled. Gated access to the front. Outside tap.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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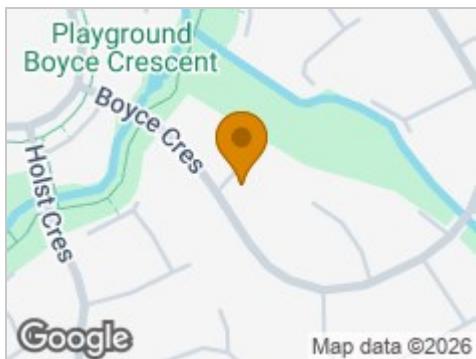
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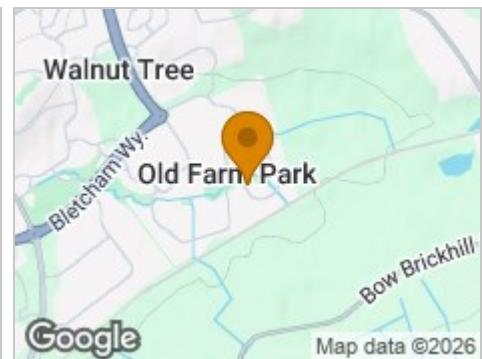
## Road Map



## Hybrid Map



## Terrain Map



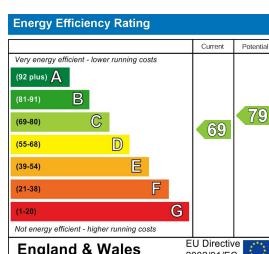
## Floor Plan



## 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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