



# Cauldwell

PROPERTY SERVICES



## 27 Colindale Street, Milton Keynes, MK10 9PX

**£850,000**

Situated in the highly desirable Monkston Park area, on the edge of Ouzel Valley Country Park & within approximately 500m of Oakgrove School, this substantial 6 double bedroom detached family home is offered for sale with no upper chain. The property provides 2,371 sq. ft. of versatile accommodation arranged over three floors, in addition to a serviced 305 sq. ft. room above the double garage, ideal for use as a sixth bedroom, home office or gym, with its own independent access.

The ground floor accommodation includes an impressive open plan dining and family area overlooking the rear garden, a separate sitting room with feature fireplace, a study, a well-appointed kitchen/breakfast room with integrated appliances leading through to a utility area with side access.

The kitchen is fitted with a comprehensive range of units with granite work surfaces, tiled splashbacks and Karndean flooring which continues through to the dining and family areas. Integrated appliances include a gas hob with extractor, twin electric ovens, dishwasher and upright fridge/freezer. An archway leads to the utility room which provides space and plumbing for washing machine and tumble dryer and access to the side of the property.

On the first floor there are three bedrooms and a family bathroom. The principal bedroom benefits from a dressing area & an en-suite. The second floor offers two further double bedrooms connected by a Jack & Jill

## **ENTRANCE HALL**

Front entrance door. Stairs to first floor. Doors to all rooms. Coving to skimmed ceiling. Radiator. Double door cloak cupboard. Understairs storage cupboard.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Tiled splash backs. Radiator. Extractor. Skimmed ceiling. Tiled flooring.

## **STUDY 9'6" x 11'4" (2.90 x 3.47)**

Double glazed window to front. Radiator. Coving to skimmed ceiling.

## **KITCHEN 12'5" x 10'1" (3.79 x 3.08)**

Opening to dining room and arch to utility room. Fitted with a range of wall and base units with Granite worksurface incorporating one and half bowl sink drainer and mixer tap. Built in double oven, four ring gas hob and extractor. Built in dishwasher. Central island unit and breakfast bar. Part glazed roof. Under unit lighting. Double panelled radiator.

## **UTILITY ROOM 6'6" x 5'10" (1.99 x 1.79)**

Fitted with wall and base units with roll top worksurfaces and sink drainer unit. Plumbing for washing machine and space for tumble dryer. Wall mounted boiler. Splash back tiling. Double glazed door to garden. Double panelled radiator. Skimmed ceiling.

## **DINING ROOM 13'1" x 10'0" (3.99 x 3.06)**

Part glazed roof. Double glazed French doors and windows to either side to rear. Single panelled radiator. Coving to skimmed ceiling. Opening to family room.

## **FAMILY ROOM 13'1" x 10'0" (3.99 x 3.07)**

Double glazed French doors to rear. Double glazed windows to rear. Coving to skimmed ceiling. Double panelled radiator. Double doors to living room

## **LIVING ROOM 18'2" x 12'11" (5.55 x 3.94)**

Feature fireplace and surround. Two double panelled radiators. Double glazed windows to front. Coving to skimmed ceiling. Double doors to hallway.

## **FIRST FLOOR LANDING**

Doors to bedrooms one, four and five. Stairs to second floor. Door to bathroom. Double door airing cupboard. Radiator. Coving to skimmed ceiling.

## **BEDROOM ONE 13'9" x 8'4" (4.21 x 2.56)**

Double glazed window to rear. Coving to skimmed ceiling. Two radiators. Arch to dressing room.

## **DRESSING ROOM**

Two built in cupboards. Door to ensuite.

## **ENSUITE**

Five piece suite comprising corner bath, tiled shower cubicle with wall mounted shower. low level

wc, wash hand basin and bidet. Skimmed ceiling with inset lighting Extractor. Part tiled walls. Frosted double glazed window to front. Tiled flooring. Radiator.

## **BEDROOM FOUR 13'1" x 11'0" (4.01 x 3.37)**

Double glazed window to front. Radiator. Coving to skimmed ceiling.

## **BEDROOM FIVE 10'11" x 10'4" (3.35 x 3.15)**

Double glazed window to front. Radiator. Coving to skimmed ceiling.

## **BATHROOM**

Three piece suite comprising panelled bath with mixer tap and shower over, low level wc and wash hand basin. Double panelled radiator. Frosted double glazed window to rear. Skimmed ceiling. Inset lighting. Tiled flooring Heated towel rail. Shaver point Extractor.

## **SECOND FLOOR LANDING**

Door to bedroom two and three. Access to loft space. Radiator. Coving to skimmed ceiling.

## **BEDROOM TWO 19'6" x 13'9" (5.96 x 4.21 )**

Currently used as master bedroom  
Double glazed bay window to front with rural views. Coving to skimmed ceiling. Radiator. Door to Jack and Jill ensuite.

## **JACK AND JILL ENSUITE**

Three piece suite comprising shower cubicle with wall mounted shower, low level wc and wash hand basin with mixer tap. Tiled flooring. Part tiled walls Shaver point. Extractor. Skimmed ceiling.

## **BEDROOM THREE 19'5" x 11'6" (5.92 x 3.51)**

Four door wardrobe with mirror fronted sliding doors. Double glazed bay window to front. Coving to skimmed ceiling. Radiator. Door to Jack and Jill ensuite.

## **REAR GARDEN**

Landscaped rear garden, laid mainly to artificial lawn with tree, flower and shrub borders. Wooden fence surround. Raised sleeper bedding area. Patio area. Outside lighting and tap. Gated side access.

## **DOUBLE GARAGE**

Block paved driveway behind electric gated access leading to detached double garage with electric doors. Door to family room.

## **BEDROOM SIX / STUDIO 22'8" x 13'5" (6.93 x 4.10)**

Three double glazed windows to rear. Two double glazed sky lights windows to front, Door to cloakroom. Skimmed ceiling Wall mounted heater

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Tiled flooring. Double glazed sky light to front. Skimmed ceiling.

## **FRONT GARDEN**

Laid to white pebbles and path to front door. with storm porch over and outside lighting.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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

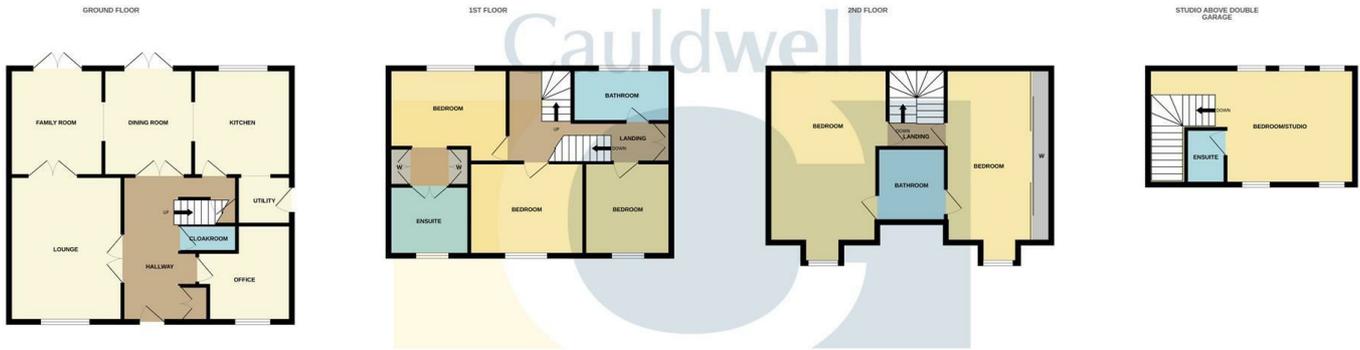
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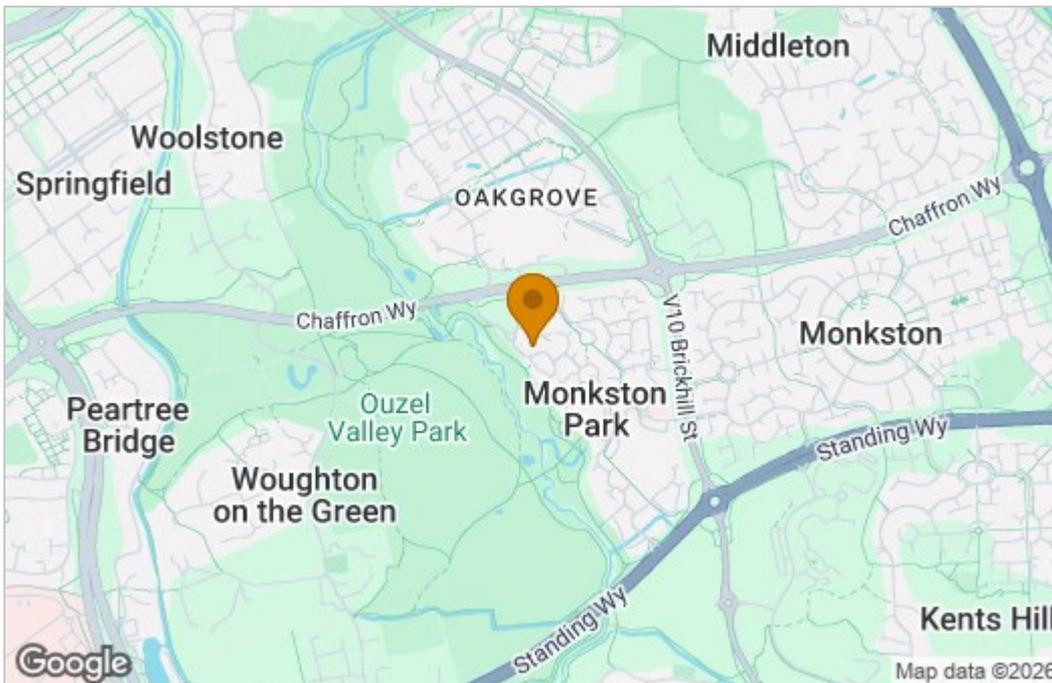
# Floor Plan



## PROPERTY

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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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