



# Cauldwell

PROPERTY SERVICES



## 31 Redbridge

Stantonbury, Milton Keynes, MK14 6BD

Offers Over £350,000



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## ENTRANCE PORCH

Double glazed obscure windows to front and side. UPVC double glazed door to front.

## ENTRANCE HALL

Composite entrance door. Stairs to first floor. Radiator.

## LIVING ROOM

15'1" x 11'11" (4.62 x 3.65)

Double glazed bow window to front. Radiator. Electric fireplace. Television and fibre internet point. LED lighting. Glass panelled inset door to kitchen/dining room.

## KITCHEN/DINING ROOM

15'1" x 10'6" (4.62 x 3.21)

Double glazed window to rear. Double glazed French doors to rear. Modern fitted range of wall and base units with worksurfaces incorporating sink drainer unit. Gas cooker. Under cupboard lighting. Space for under counter fridge. Integral dishwasher. Storage cupboard. Radiator. Double glazed door to utility room.

## UTILITY ROOM

11'1" x 7'10" (3.38 x 2.41)

Double glazed window and door to rear. Fitted with wall and base units with worksurfaces and sink drainer unit. Plumbing for washing machine. Space for tumble dryer. Extractor fan. Door to garage.

## GARDEN ROOM

13'10" x 8'9" (4.23 x 2.68)

Double glazed windows to rear and side. Double glazed sky light window to rear. Double glazed French doors to side.

## FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to side. Airing cupboard housing central heating combi boiler.

## BEDROOM ONE

12'8" x 8'7" (3.88 x 2.64)

to wardrobes.

Double glazed window to front. Radiator. Fitted wardrobe with mirrored sliding doors.

## BEDROOM TWO

11'1" x 8'5" (3.39 x 2.59)

Double glazed window to rear. Radiator. Airing cupboard.

## BEDROOM THREE

9'5" x 6'0" (2.89 x 1.85)

Double glazed window to front. Radiator.

## BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with electric shower over, wash hand basin and close coupled wc. Radiator.

## FRONT GARDEN

Block paved driveway parking for 3/4 vehicles leading to garage.

## INTEGRAL GARAGE

18'8" x 8'8" (5.69 x 2.65)

Up and over door to front. Power and lighting. Door to utility room.

## REAR GARDEN

Laid to lawn with patio area with raised flower beds and borders to side. Further patio area. Outside tap. Gated access to front.

All measurements are approximate.  
The area measurements are taken from the government EPC register.  
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

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.



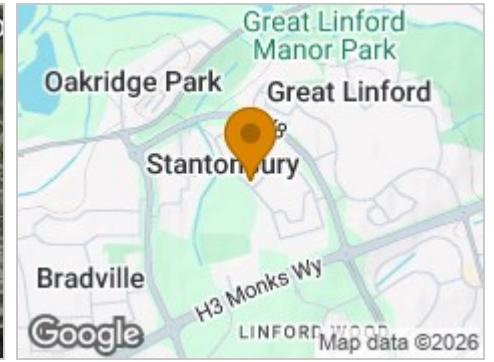
## Road Map



## Hybrid Map



## Terrain Map



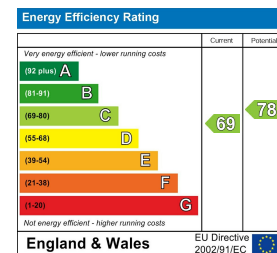
## Floor Plan



## 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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