



Cauldwell

PROPERTY SERVICES



5 Eynsham Court

Woolstone, MK15 0BY

£450,000



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ENTRANCE

Entrance through double glazed composite door to the side into entrance hall. Double glazed window to the side. Radiator. Telephone point. Door to utility room. Stairs to first floor with oak handrail and glass balustrade. Under stair storage cupboard. Door to living/dining room. Doorway to kitchen.

KITCHEN

9'1" x 8'9" (2.77 x 2.67)

Double glazed window to the front. a modern range of fitted wall and base units with wooden work surfaces. Stainless steel sink with mixer tap. Range style electric oven with five ring hob and extractor over. Integrated dishwasher, integrated fridge, integrated microwave. Wall mounted combination boiler. Opening into living/dining room.

LIVING/DINING ROOM

16'2" x 13'11" (4.95 x 4.25)

Maximum measurements. Double glazed window to the rear. Double glazed bi-folding doors to the rear. Vertical radiator. Additional radiator. TV and internet connection points. Feature panelled wall.

GARDEN ROOM

9'4" x 8'4" (2.85 x 2.56)

Bi-folding double glazed doors to the rear and side. Glass roof. Feature wall lights. Air conditioning unit.

UTILITY ROOM

Fitted wall and base units with work surface. Plumbing for washing machine. Space for tumble dryer. Space for fridge freezer.

CLOAKROOM

Two piece suite Low level wc, wash hand basin with mixer tap. Radiator. Extractor fan.

FIRST FLOOR LANDING

Stairs from first floor. Oak handrail with glass balustrade. Two storage cupboards. Access to part boarded loft space via drop down loft ladder. Radiator.

BEDROOM ONE

10'11" x 9'1" (3.35 x 2.79)

Double glazed window to the rear. Radiator. Air conditioning unit. TV point. LED lighting.

BEDROOM TWO

13'9" x 7'9" (4.21 x 2.37)

Double glazed window to the side. Radiator. LED lighting. Feature panelled wall with secret cupboard behind.

BEDROOM THREE

9'2" x 8'8" (2.80 x 2.65)

Maximum measurements. Currently dressing room. Double glazed window to the front. Selection of fitted wardrobes, chest of drawers with worksurface. LED lighting. Fittings for radiator.

REFITTED BATHROOM

Frosted double glazed window to the rear. Shower cubicle with mains shower. Hand wash basin with mixer tap and vanity unit. Low level wc with recessed cistern. Heated towel rail. LED lighting. Oversized stone effect tiles on floor and wall.

FRONT

Block paved driveway with parking for two vehicles. EV charger point. Outside tap. Single garage.

GARAGE

Part converted, used as storage. Electric roller door to the front. Power and light.

REAR GARDEN

Landscaped with porcelain patio. Composite fencing. Timber summer house. Artificial lawn. Outside tap. Outside power point.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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Road Map



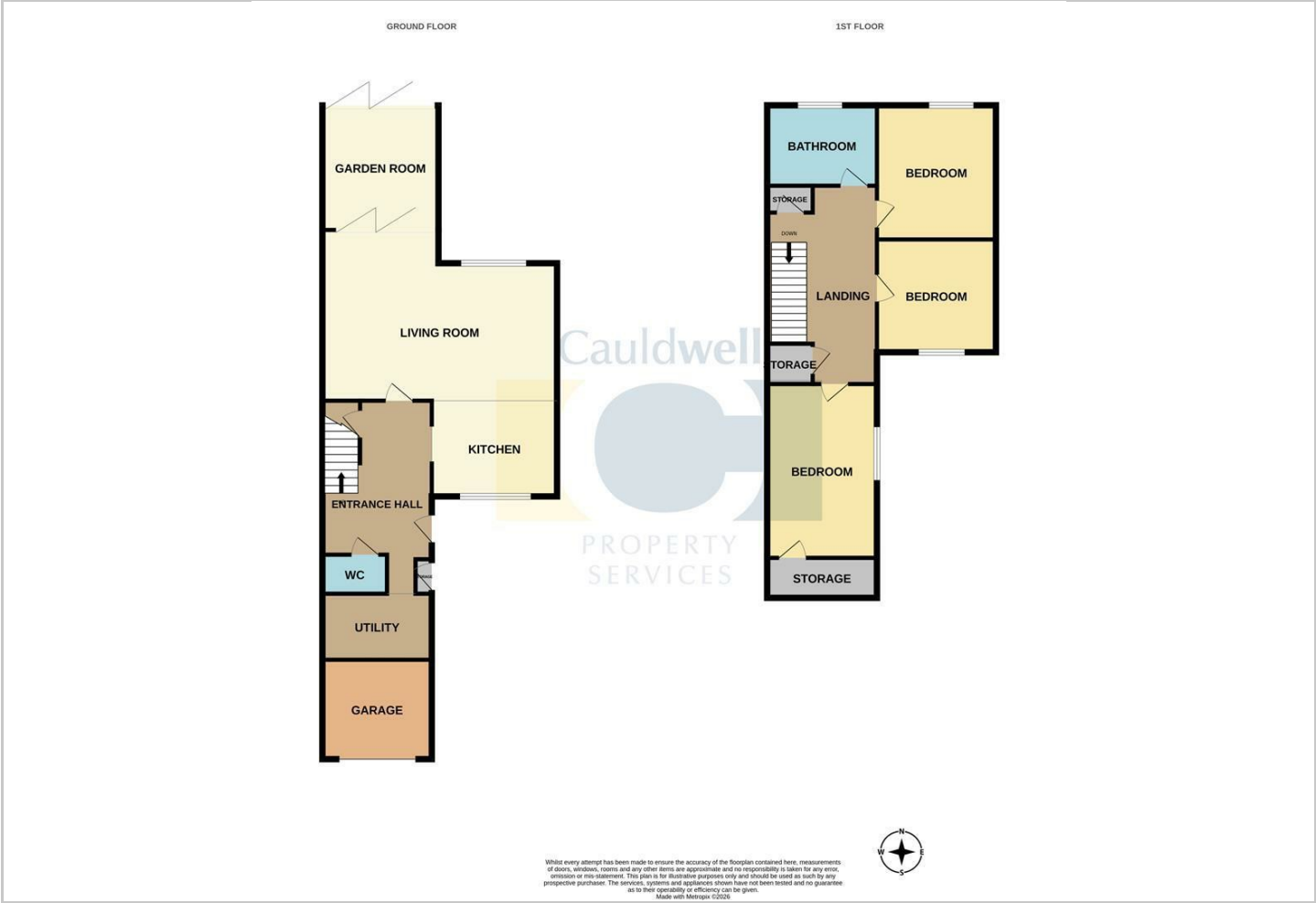
Hybrid Map



Terrain Map



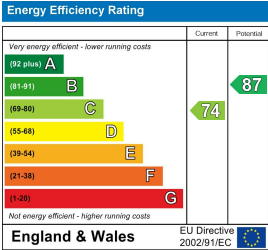
Floor Plan



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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