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.

Tel: 01908 304480

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.
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 - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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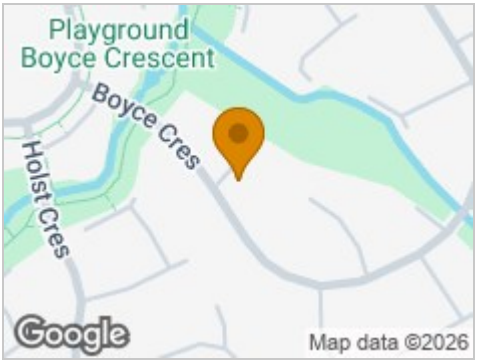
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

Road Map



Hybrid Map

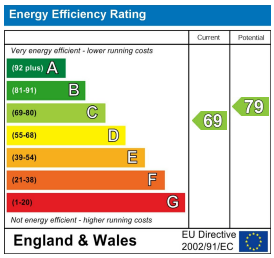
Terrain Map

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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