

# Cauldwell

PROPERTY SERVICES



## 117 Stamford Avenue

Springfield, Milton Keynes, MK6 3LG

Offers Over £450,000





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## COUNCIL TAX BAND

Council tax band D . Sourced from <https://www.gov.uk/council-tax-bands>

## ENTRANCE PORCH

Front entrance door. Double glazed windows to front and side. Door to entrance hall.

## ENTRANCE HALL

Stairs to first floor. Door to lounge/diner and cloakroom. Tiled flooring. Radiator.

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Double glazed window to front. Tiled flooring. Heated towel rail.

## LOUNGE/DINER

12'9" x 21'5" (3.90 x 6.54)

Box bay double glazed window to side. Tiled flooring. Fireplace and surround. Two radiators. Double doors to family room. Door to kitchen.

## KITCHEN

13'5" x 8'8" (4.10 x 2.65)

Re-fitted with a range of soft close wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in double oven, four ring induction hob and stainless steel extractor hood. Built in dishwasher. Space for American style fridge freezer. Radiator. Under unit lighting. Skimmed ceiling with inset lighting. Double glazed window to rear. Double glazed door to rear. Arch to understairs storage area. Tiled flooring.

## UTILITY AREA

Plumbing for washing machine. Space for tumble

dryer. Wall mounted boiler. Skimmed ceiling with inset lighting. Tiled flooring.

## FAMILY ROOM

10'6" x 9'1" (3.22 x 2.78)

Double glazed French doors to rear garden. Double glazed window to side. Radiator. Wooden flooring. Double internal doors to bedroom/study.

## BEDROOM/STUDY

8'5" x 9'1" (2.59 x 2.77)

Double glazed window to rear. Radiator. Wooden flooring. Door to ensuite.

## ENSUITE

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Tiled flooring. Splash back tiling. Frosted double glazed window to front.

## BEDROOM ONE

13'0" x 9'4" (3.97 x 2.85)

Double glazed window to side. Radiator Double door sliding wardrobe.

## BEDROOM TWO

11'10" x 9'8" (3.61 x 2.96)

Double glazed window to rear. Radiator. Fitted wardrobe.

## BEDROOM THREE

8'1" x 9'4" (2.48 x 2.86)

Double glazed window to front. Radiator. Built in cupboard.

## BEDROOM FOUR

8'1" x 8'5" (2.47 x 2.58)

Double glazed window to rear. Radiator.

Tel: 01908 304480

## BATHROOM

Four piece suite comprising tiled shower cubicle. Jacuzzi style bath with mixer tap and shower attachment, low level wc and wash hand basin. Heated towel rail. Tiled flooring. Skimmed ceiling with inset lighting,.

## REAR GARDEN

Enclosed and laid mainly to artificial lawn with two patio areas. Brick and wooden fence surround. Gated side access.

All measurements are approximate. 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.

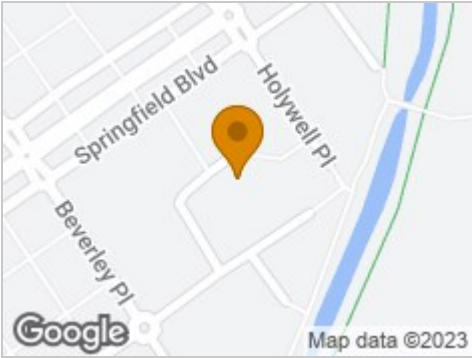
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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Road Map



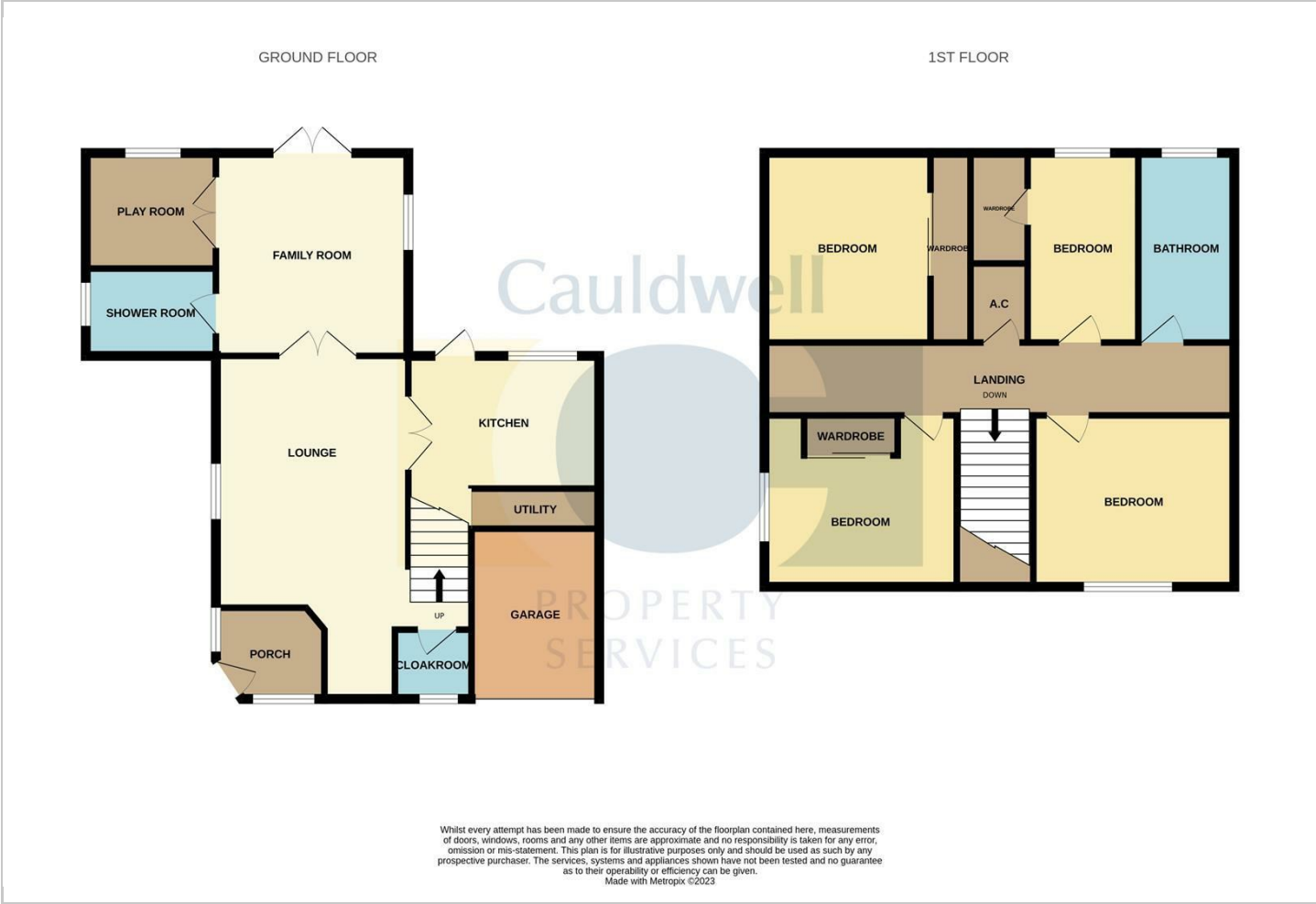
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Cauldwell Property Services LTD Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.