



Cauldwell

PROPERTY SERVICES



27 Hutton Avenue

Oldbrook, Milton Keynes, MK6 2QG

£375,000



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ENTRANCE PORCH

Composite door to front. Glass panelled inset door to inner hall way.

INNER HALL WAY

Stairs to first floor landing. Storage cupboard.

CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising back to wall WC with concealed cistern and wash hand basin in vanity surround. Heated towel rail. Extractor fan. Wall mounted mirror.

LIVING AND DINING ROOM

17'3" x 11'9" (5.27 x 3.60)

Double glazed bi folding doors to rear. Under floor heating. Remote control LED colour change lighting. Through wall to kitchen.

KITCHEN

11'9" x 10'0" max (3.59 x 3.05 max)

Double glazed window to front. Fitted with a range of wall and base units with heat resistant worksurfaces incorporating sink drainer unit and water filter. Electric oven and four ring induction hob with extractor hood over. Integral fridge freezer and dishwasher. Remote control LED colour change lights.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to rear. Access to loft space with loft ladder and light. Radiator.

BEDROOM ONE

11'10" x 10'9" (3.62 x 3.30)

Two double glazed windows to front. Radiator. Fitted wardrobe and shelve storage.

BEDROOM TWO

11'10" x 10'9" (3.63 x 3.28)

Double glazed windows to rear. Radiator.

BEDROOM THREE

11'10" x 7'6" (3.62 x 2.31)

Two double glazed windows to rear. Radiator.

BEDROOM FOUR

11'11" x 7'6" (3.65 x 2.31)

Two double glazed windows to front. Fitted workbench. Plumbing for washing machine and space for tumble dryer. Radiator.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mixer tap and mains shower and enclosed shower door, wash hand basin in vanity surround, back to wall WC with concealed cistern. Heated towel rail. Electric shaver point. Remote control LED colour change lights. Extractor fan.

FRONT GARDEN

Block paved driveway parking and sunken LED lighting. Laid to lawn. Brick retaining wall. Outside tap. EV charging point.

GARAGE

19'0" x 7'4" (5.81 x 2.25)

Double doors to front and rear. Power and lighting. Boarded walls.

REAR GARDEN

Southerly facing. Laid to lawn with rear width patio area, flower beds and borders, fence surround. Outside tap and power. Timber wendy house. Gated access to rear.

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

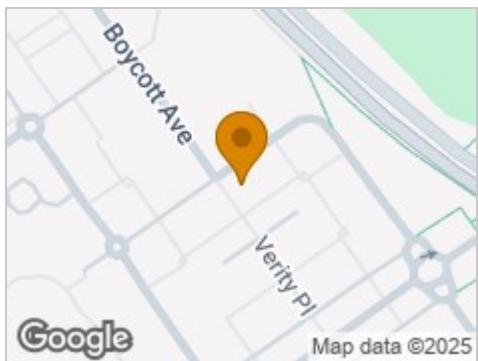
that you have a copy of our approved details before committing yourself to any expense.

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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



Road Map



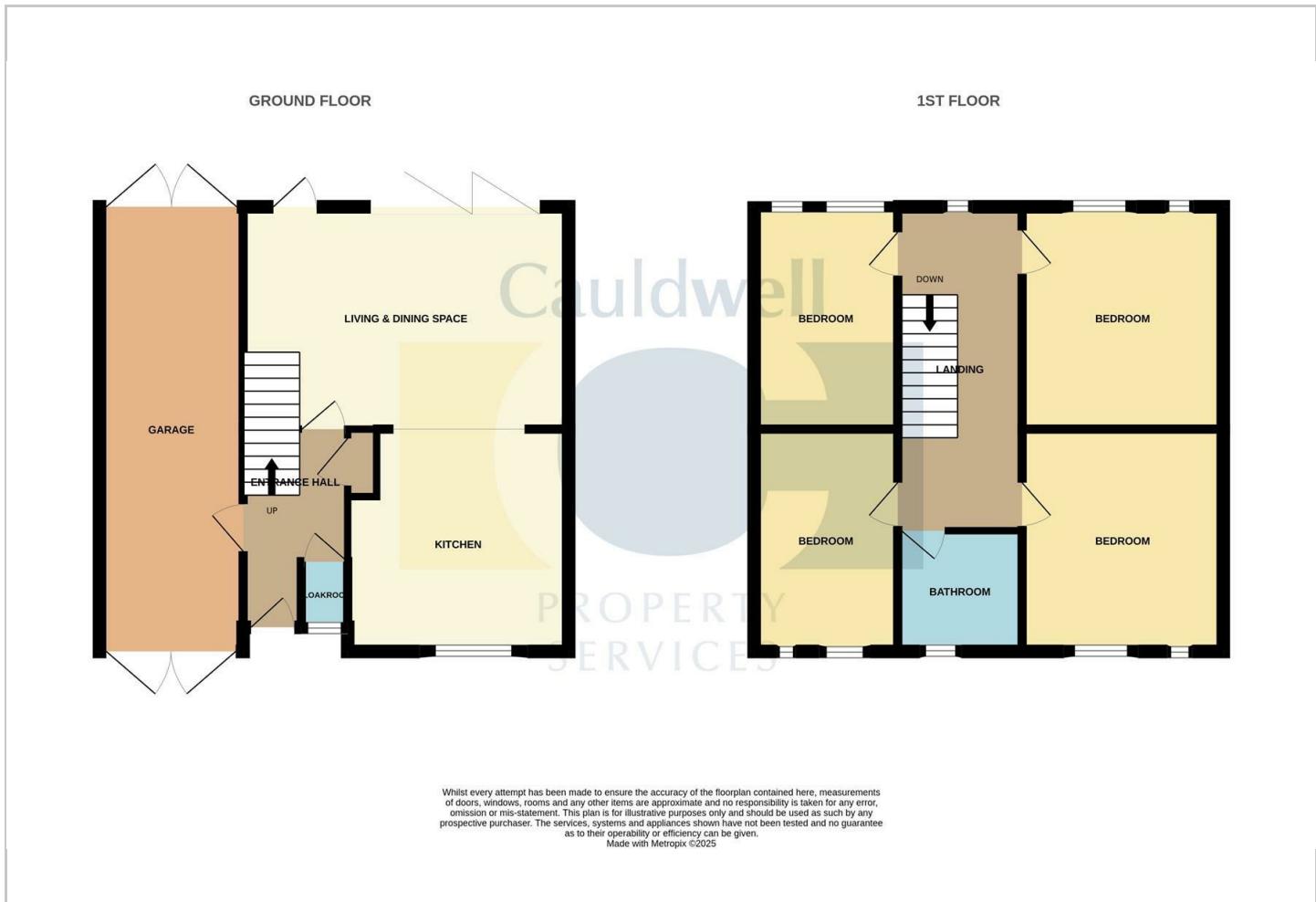
Hybrid Map



Terrain Map



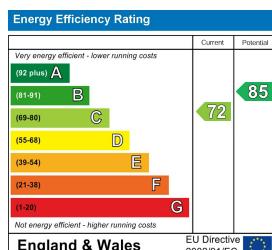
Floor Plan



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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