



# Cauldwell

PROPERTY SERVICES



## 142 Hainault Avenue

Giffard Park, Milton Keynes, MK14 5PG

Offers Over £410,000



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### ENTRANCE HALL

UPVC double glazed door to front. Radiator. Storage cupboard. Stairs to first floor landing. Doors to living room and kitchen/dining room.

### LIVING ROOM

15'8" x 12'0" max (4.80 x 3.67 max)

Double glazed windows to front and rear. Two radiators. Television and telephone point. Gas fireplace with feature hearth. Door to kitchen/diner.

### KITCHEN/DINER

19'4" x 10'3" max (5.90 x 3.14 max)

Dual aspect room with double glazed window to front and rear. Double glazed composite door to rear. Re-fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Electric oven, built in microwave and four ring gas hob with extractor over. Plumbing for washing machine. Integral dishwasher and fridge freezer. Radiator and vertical radiator. Wall mounted central heating boiler. Door to wc.

### CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin.

### FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to rear. Access to part boarded loft space.

### BEDROOM ONE

11'0" x 8'9" (3.36 x 2.67)

Double glazed window to front. Radiator. Built in wardrobe. Arch to ensuite.

### ENSUITE

Double glazed window to side. Suite comprising shower cubicle with shower and wash hand basin in vanity surround. Heated towel rail.

### BEDROOM TWO

11'6" x 8'5" (3.52 x 2.58)

Double glazed window to front. Radiator. Wardrobe recess space. Built in overstairs storage cupboard.

### BEDROOM THREE

8'4" x 7'0" (2.56 x 2.15)

Double glazed box bay window to side. Radiator.

### BATHROOM

Double glazed window to rear. Three piece suite comprising bath with mixer and mains shower with screen, close coupled wc built into vanity unit with wash hand basin. Heated towel rail. Large fitted mirror. Tiled flooring.

### FRONT GARDEN

Small hedge border with flower beds and assorted plants and foliage.

### REAR GARDEN

Rear width sandstone patio area with lawn, shaped beds and borders to side and rear with small trees and plants. Gated access to front and driveway. Personal door to garage.

### GARAGE

Up and over door to front. Power and light. Personal door to rear garden. Driveway parking to front.

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.

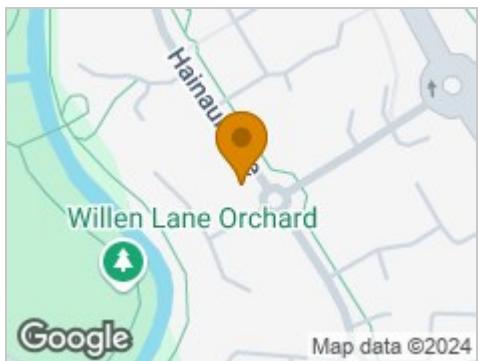
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250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



## Road Map



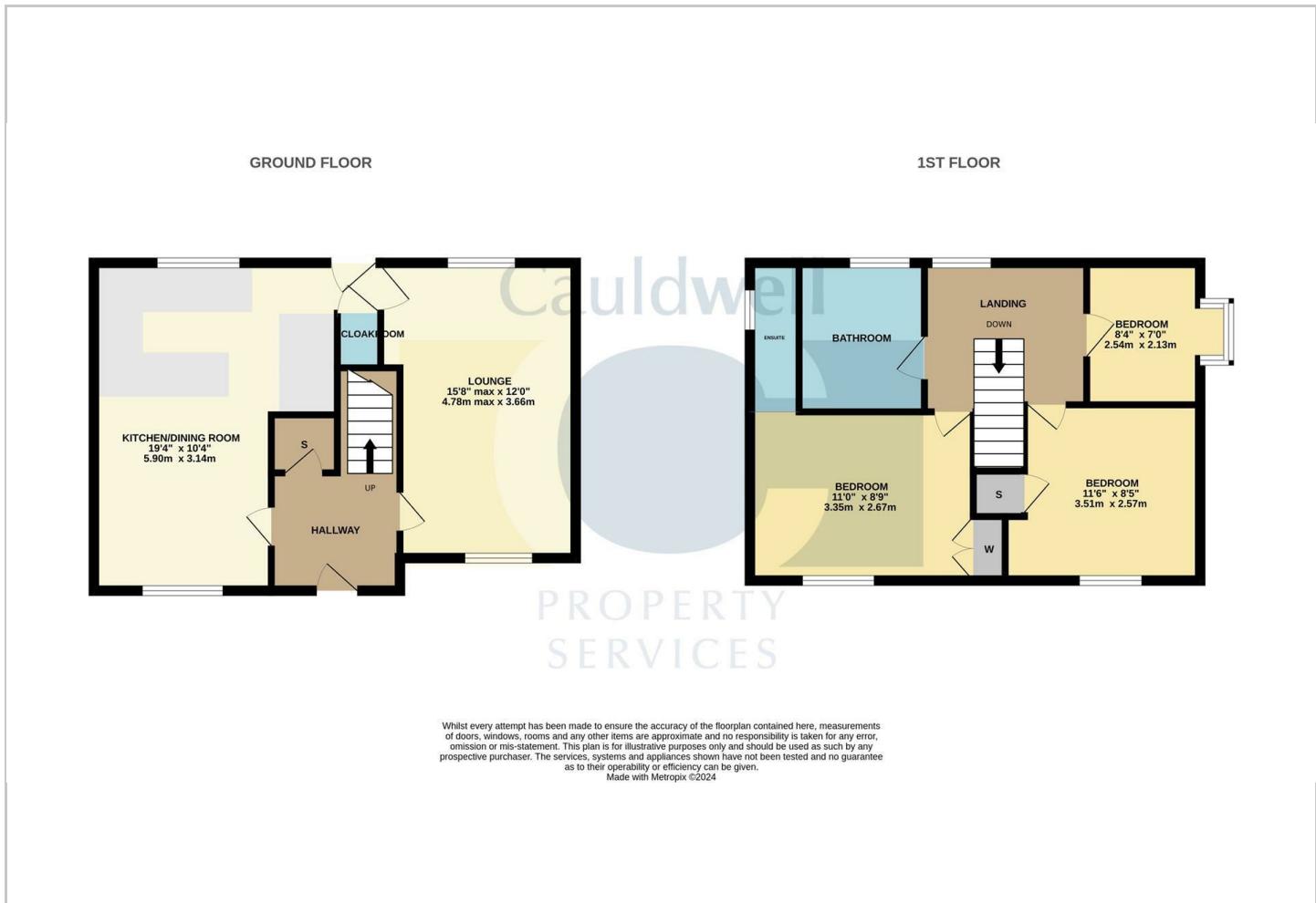
## Hybrid Map



## Terrain Map



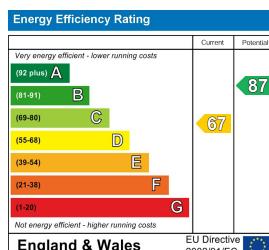
## Floor Plan



## 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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