Cauldwell

PROPERTY SERVICES

504 Milton Road

Broughton, Milton Keynes, MK10 9RJ

Offers Over £550,000

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ENTRANCE HALL
Double glazed door to front and window to rear. Tiled flooring. Vertical radiator. Stairs to first floor landing with understairs storage cupboards.

LIVING ROOM
17'7" x 10'7" (5.38 x 3.23)
Double glazed window to front. Double glazed French doors to rear. Media wall with inset lighting, shelving, fitted television and real flame effect electric fire. Feature panelling to two walls. Internet point. Two radiators. Amtico flooring.

OPEN PLAN KITCHEN/DINING/LIVING SPACE
23'6" x 15'1" max (7.17 x 4.61 max)
Two double glazed windows to front. Double glazed French doors and part vaulted ceiling with double glazed glass roof to rear. Two double glazed sky lights to side. Re-fitted range of wall and base units with worksurfaces with one and half bowl sink drainer unit. Electric oven, combi grill oven, four ring gas hob and extractor hood. Built in microwave. Integral dishwasher, washing machine and fridge freezer. LED plinth lighting. Under cupboard lighting. Central heating boiler. Two radiators. Electric fireplace. Tiled flooring. Island with base units, worksurfaces and breakfast bar seating area. Bar area with seating. Space for under counter fridge and shelving.

CLOAKROOM
Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Heated towel rail. Part tiled walls. Extractor fan. LED strip lighting. Tiled flooring.

FIRST FLOOR LANDING
Stairs from entrance hall. Stairs to second floor landing.

BEDROOM ONE
13'1" x 10'7" (4.00 x 3.25)
Double glazed window to rear. Radiator. Door to ensuite.

ENSUITE
Double glazed obscure window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Extractor fan. n

BEDROOM TWO
9'3" x 10'9" (2.83 x 3.28)
Double glazed window to rear. Radiator.

BEDROOM THREE
11'11" x 6'8" (3.65 x 2.05)
Double glazed window to front Radiator. Airing cupboard, used as dressing room.

FAMILY BATHROOM
Double glazed obscure window to front. Three piece suite comprising bath with shower over and screen, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan.

SECOND FLOOR LANDING
Stairs from first floor landing. Double glazed sky light window to rear. Radiator.

BEDROOM FOUR
15'3" x 10'7" into bay (4.66 x 3.23 into bay)
Double glazed window to front, Double glazed window to rear. Radiator.

BEDROOM FIVE
15'4" x 9'2" (4.68 x 2.81)
Double glazed window to front and rear. Radiator.

SHOWER ROOM
Double glazed sky light window to front. Three piece suite comprising double shower cubicle with mains shower,. wash hand basin and close coupled wc. Radiator. Extractor fan.

FRONT GARDEN
Double side front garden with lawn and railings to front and side.

Tel: 01908 304480

REAR GARDEN

Composite decking area with steps to further decking area with single borders and artificial lawn with slate patio. Fence surround. Outside tap. Gated access to rear. Door to double garage.

DOUBLE GARAGE

Two up and over doors to front. Personal door to garden. Power and light.

PARKING

Off road parking to front of garage, accessed via electric double gates to side being private for just three homes.

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.

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.

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

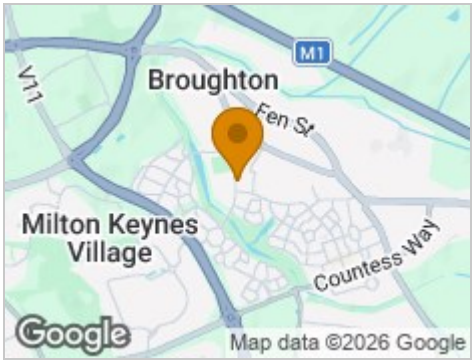
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

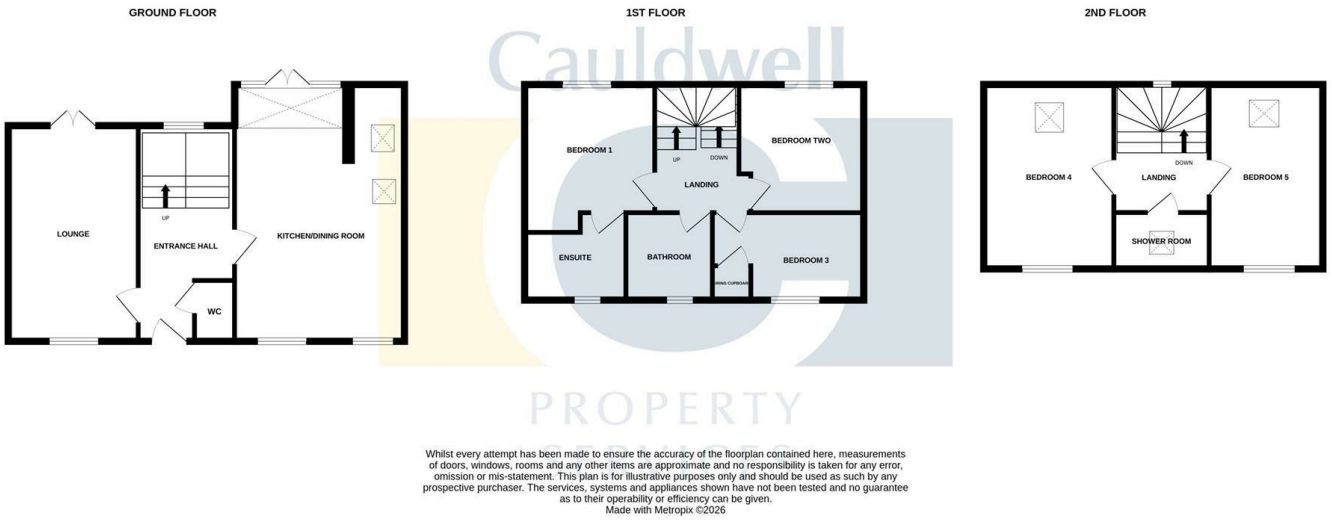
Road Map

Hybrid Map

Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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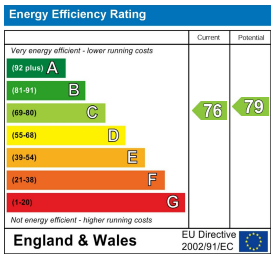
Viewing

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



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.

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