Cauldwell

PROPERTY SERVICES

# 1 Friesland Avenue

Whitehouse, Milton Keynes, MK8 1DX

£625,000

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### ENTRANCE HALL
8'8" x 8'6" (2.66 x 2.60)
Double glazed composite door to front. Radiator. Tiled flooring. Stairs to first floor landing.

### LIVING ROOM
21'5" x 10'3" (6.53 x 3.14)
Double glazed window to front. Two double glazed windows to side. Two radiators. Television and telephone point

### CLOAKROOM
Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan. Tiled flooring.

### KITCHEN/DINING/FAMILY ROOM
21'4" x 15'1" (6.52 x 4.62)
'L' shaped room
Two double glazed windows to front Double glazed windows and French doors to side. Horseshoe shaped fitted range of wall and base units with worksurfaces and breakfast bar. One and half bowl sink drainer and mixer tap. Electric oven, combination grill, five ring induction hob and extractor hood. Integral dishwasher and fridge freezer. Under cupboard lighting. LED lighting Two radiators. Wall mounted boiler. Tiled flooring Television point. Door to utility room.

### UTILITY ROOM
7'8" x 4'8" (2.34 x 1.44)
Double glazed UPVC door to rear. Worksurface. Base unit. Sink drainer unit. Plumbing for washing machine. Radiator. Extractor fan. Tiled flooring. Door to walk in airing cupboard housing Megaflow system. Storage space.

### FIRST FLOOR LANDING
Stairs from entrance hall. Double glazed window to rear aspect. Storage cupboard. Stairs to second floor landing. Radiator.

### BEDROOM ONE
14'5" x 12'3" (4.41 x 3.75)
Two double glazed windows to front and one to side, all with fitted black-out blinds. Radiator. Built in double wardrobes with mirrored sliding doors. Television point. Door to ensuite.

### ENSUITE
Double glazed obscure window to front. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Shaver point. Heated towel rail. Extractor fan. LED lighting. Tiled flooring.

### BEDROOM TWO
11'4" x 10'6" (3.46 x 3.22)
Double glazed windows to front and side with fitted black-out blinds. Radiator.

### BEDROOM THREE
9'8" x 6'9" (2.95 x 2.06)
Double glazed window to rear and side with fitted black-out blinds. Radiator.

### BATHROOM
Double glazed windows to rear and side. Three piece suite comprising bath with mains shower and screen, close coupled wc and wash hand basin. Shaver point Extractor fan. Heated towel rail. LED lighting. Tiled flooring.

### SECOND FLOOR LANDING
Stairs from first floor. Double glazed window to rear with fitted blind. Storage cupboard.

### BEDROOM FOUR
17'3" x 10'6" (5.26 x 3.22)
Double glazed window to front with fitted black-out blind. Double glazed sky light to rear with fitted blind. Two radiators. Television point. Built in storage cupboard.

### BEDROOM FIVE
10'0" x 12'2" (3.07 x 3.72)
Double glazed window to front with fitted black-out blinds. Radiator. Built in storage cupboard.

Tel: 01908 304480

## SHOWER ROOM

Double glazed sky light window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Shaver point LED lighting Extractor fan. Heated towel rail. Tiled flooring.

## FRONT AND SIDE GARDEN

Small fenced garden area with shingle stone and planted area. Hardstanding driveway for three vehicles leading to garage.

## GARAGE

Up and over door to front. Power and lighting.

## REAR GARDEN

Rear width sandstone patio area extending to one side offering a more generous patio area with connecting path way all around and central rectangular lawn area. Wall lights. Wall to one side. Two outside power points. Outside tap. Gated access to side leading to driveway.

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.

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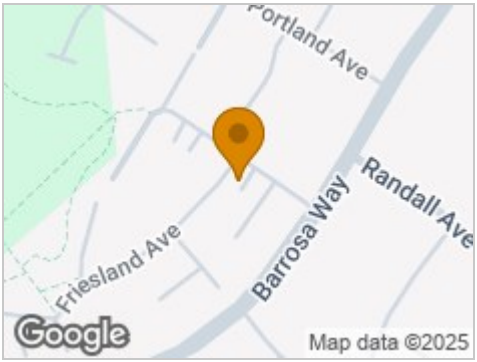
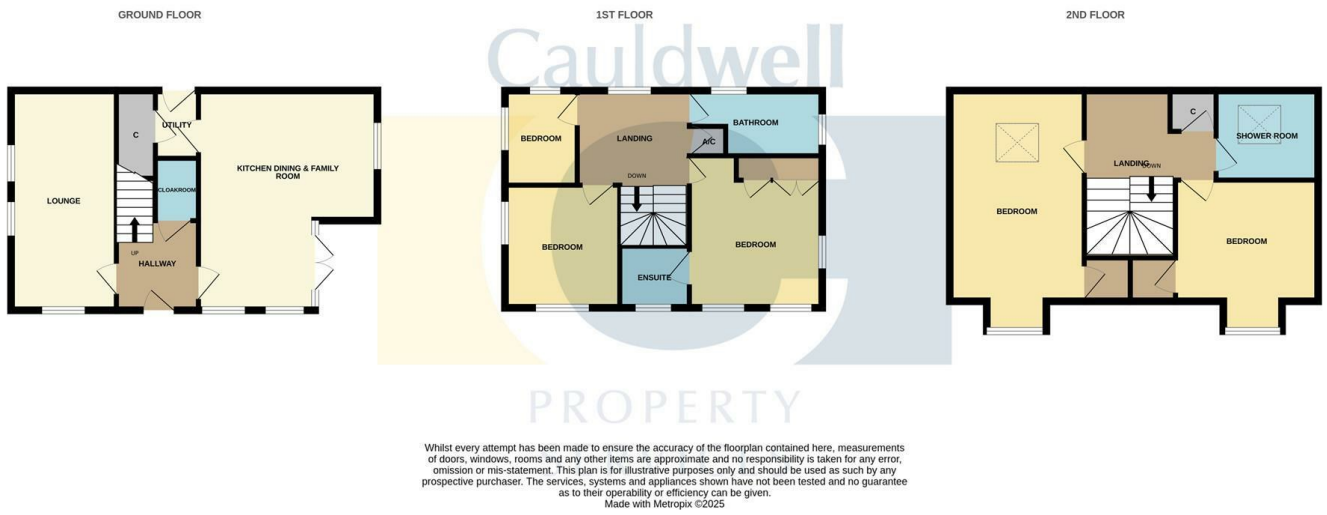
## Road Map




## Hybrid Map

## Terrain Map

## Floor Plan

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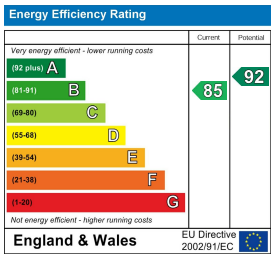
## Viewing

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

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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk