Cauldwell

PROPERTY SERVICES

17 Vanguard Circle

Brooklands, Milton Keynes, MK10 7JB

Offers Over £545,000

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ENTRANCE HALL
Composite double glazed door and window to front. Stairs to first floor landing with understairs storage area. Radiator.

BEDROOM FOUR
10'3" x 10'1" (3.13 x 3.08)
Two double glazed windows to front. Radiator.

BEDROOM FIVE
8'10" x 8'3" (2.70 x 2.52)
Double glazed window to rear. Radiator.

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

UTILITY ROOM
Double glazed door to rear. Fitted wall and base units with worksurfaces. Integral washing machine. Space for tumble dryer. Wall mounted boiler. Extractor fan. Tiled flooring.

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

LIVING ROOM
19'5" x 11'6" (5.92 x 3.53)
Double glazed window to rear. Double glazed windows with blinds. Two radiators. Television and internet point. Opening to study.

STUDY
6'0" x 4'9" (1.85 x 1.45)
Double glazed window to front. Radiator. Understairs storage cupboard. Door to kitchen/dining room.

KITCHEN/DINING ROOM
19'5" x 10'3" (5.93 x 3.14)
Double glazed window to rear. Double glazed French doors and windows to front with blinds. Range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven and grill with five ring gas hob and extractor hood. Under cupboard lighting. Fitted dishwasher and integral fridge freezer. Two radiators. Tiled flooring.

CLOAKROOM
Double glazed obscure window to rear. Two piece suite comprising close coupled wc and wash hand basin. Radiator.

SECOND FLOOR LANDING
Stairs from first floor landing. Double glazed window to front. Radiator. Access to loft space. Double airing cupboard.

BEDROOM ONE
14'6" x 10'5" (4.44 x 3.20)
Two double glazed windows to front,. Radiator. Fitted wardrobes. Door to ensuite.

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

BEDROOM TWO
12'2" x 11'8" (3.72 x 3.58)
Double glazed window to rear Radiator.

BEDROOM THREE
11'8" x 6'11" max (3.58 x 2.11 max)
Two double glazed windows to front. Radiator. Freestanding wardrobes

BATHROOM
Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap, shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Radiator.

Tel: 01908 304480

FRONT GARDEN
Small garden area. Driveway to side. EV charge point.

DETACHED GARAGE
Up and over door to front. Power and light. Personal door to garden.

REAR GARDEN
Mainly lawned garden with patio area and outside tap. Gated access to front.

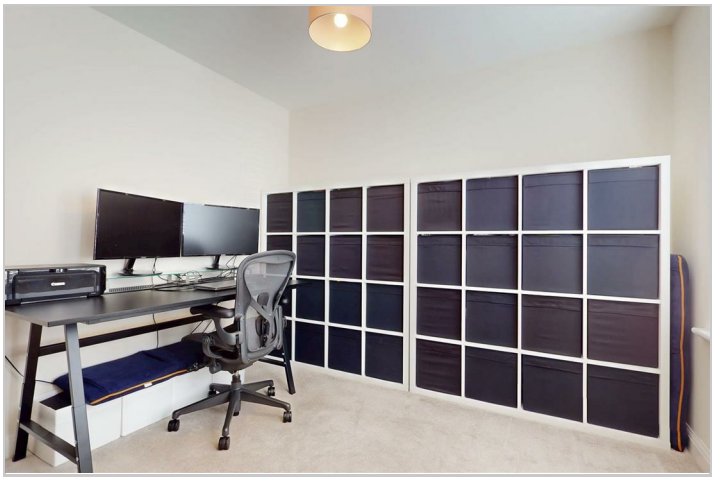
All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have 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.

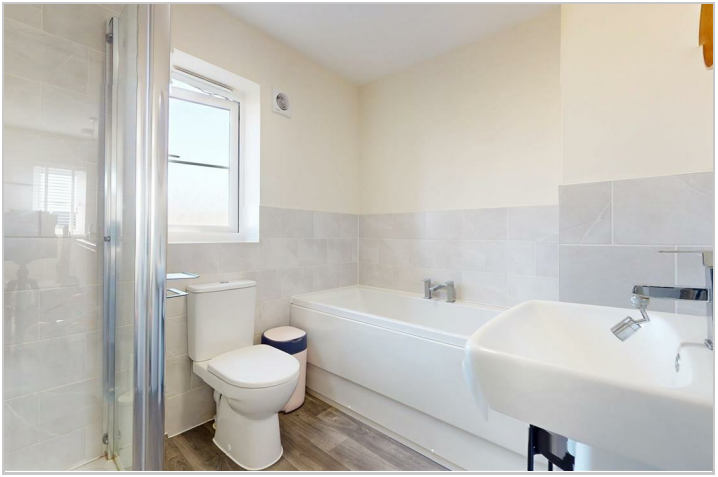
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.



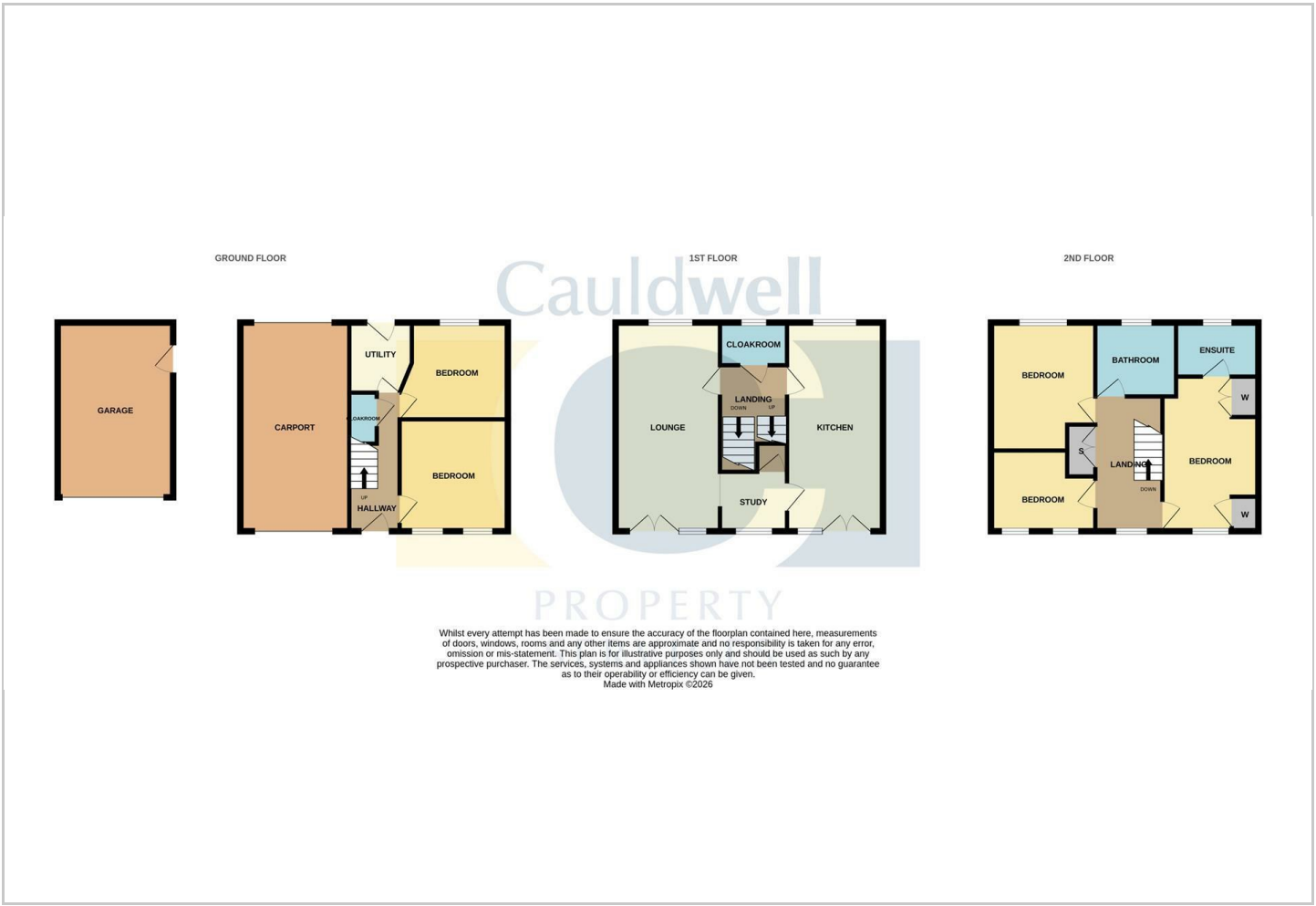


Road Map

Hybrid Map

Terrain Map

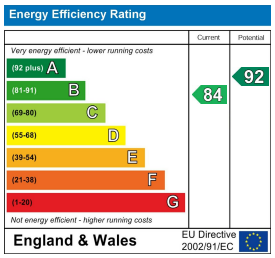
Floor Plan



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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