Cauldwell

PROPERTY SERVICES

51 Ashfield

Stantonbury, Milton Keynes, MK14 6AU

Offers Over £425,000

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ENTRANCE PORCH
Double glazed UPVC door to front. Parquet flooring. Door to cloakroom French doors to entrance hall.

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

ENTRANCE HALL
Radiator. Understairs storage cupboard. Additional storage cupboard. Parquet flooring

KITCHEN
10'3" x 9'1" (3.14 x 2.77)
Double glazed window to front. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Under cupboard lighting. Bosch electric oven and grill with four ring gas hob and extractor hood. Plumbing for dishwasher. Space for under counter fridge. Parquet flooring. LED lighting. Concertina door to inner hall way.

INNER HALL WAY
Stairs to first floor landing. Paquet flooring. Door to study.

STUDY
10'7" x 6'3" (3.25 x 1.92)
Window to rear. Radiator. Parquet flooring.

UTILITY ROOM
13'6" x 7'9" max (4.12 x 2.37 max)
Double glazed window to front. Double glazed obscure door to side. Fitted wall and base units with worksurfaces incorporating sink drainer unit. Plumbing for washing machine. Space for tumble dryer and American style fridge freezer. Wall mounted central heating boiler. Radiator. Tiled flooring.

LIVING ROOM
18'1" x 10'8" (5.53 x 3.26)
Double glazed patio doors to rear. Two radiators. Television point. Parquet flooring.

GARDEN ROOM
21'5" x 8'9" (6.53 x 2.68)
Double glazed windows with fitted blinds to both sides and rear. Two sets of French doors with fitted blinds. Radiator. LED lighting. Fitted warm roof with glass roof panels.

FIRST FLOOR LANDING
Stairs from inner hall way. Access to part boarded loft space. Radiator. Airing cupboard.

BEDROOM ONE
14'8" x 9'3" (4.49 x 2.82)
Double glazed window to rear. Radiator. Built in wardrobes. Concertina door to ensuite.

ENSUITE
7'4" x 5'10" (2.24 x 1.80)
Double glazed obscure window to front. Re-fitted three piece suite comprising walk in shower area with mains shower, rainfall head and glass shower screen, remote control start stop shower button, wash hand basin in vanity surround and close coupled wc. LED cabinet. LED lighting. Heated towel rail. Tiled flooring.

BEDROOM TWO
12'2" x 10'4" (3.73 x 3.17)
Double glazed window to front. Radiator.

BEDROOM THREE
14'1" x 7'5" (4.30 x 2.27)
Double glazed window to rear Radiator.

BEDROOM FOUR
7'10" x 7'5" (2.41 x 2.27)
Double glazed window to rear. Radiator.

FAMILY BATHROOM
Double glazed obscure window to front. Three piece suite comprising bath with electric shower, wash hand basin and close coupled w.c. Heated towel rail. LED mirrored cabinet with built in speakers and bluetooth connection.

Tel: 01908 304480

FRONT GARDEN

Small front garden area with mature trees, plants and shingle beds. Block paved driveway parking to side leading to garage. Outside tap.

GARAGE

Up and over door to front. Power and light.

REAR GARDEN

Full width shingle stone seating area leading to circular shaped patio with paths, mature flower beds and borders. Timber shed. Raised decking area with pergola barbecue area. Outside power and lighting,. Gated access to front. Part walled. Outside tap. Vegetable patch to side with raised beds.

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.

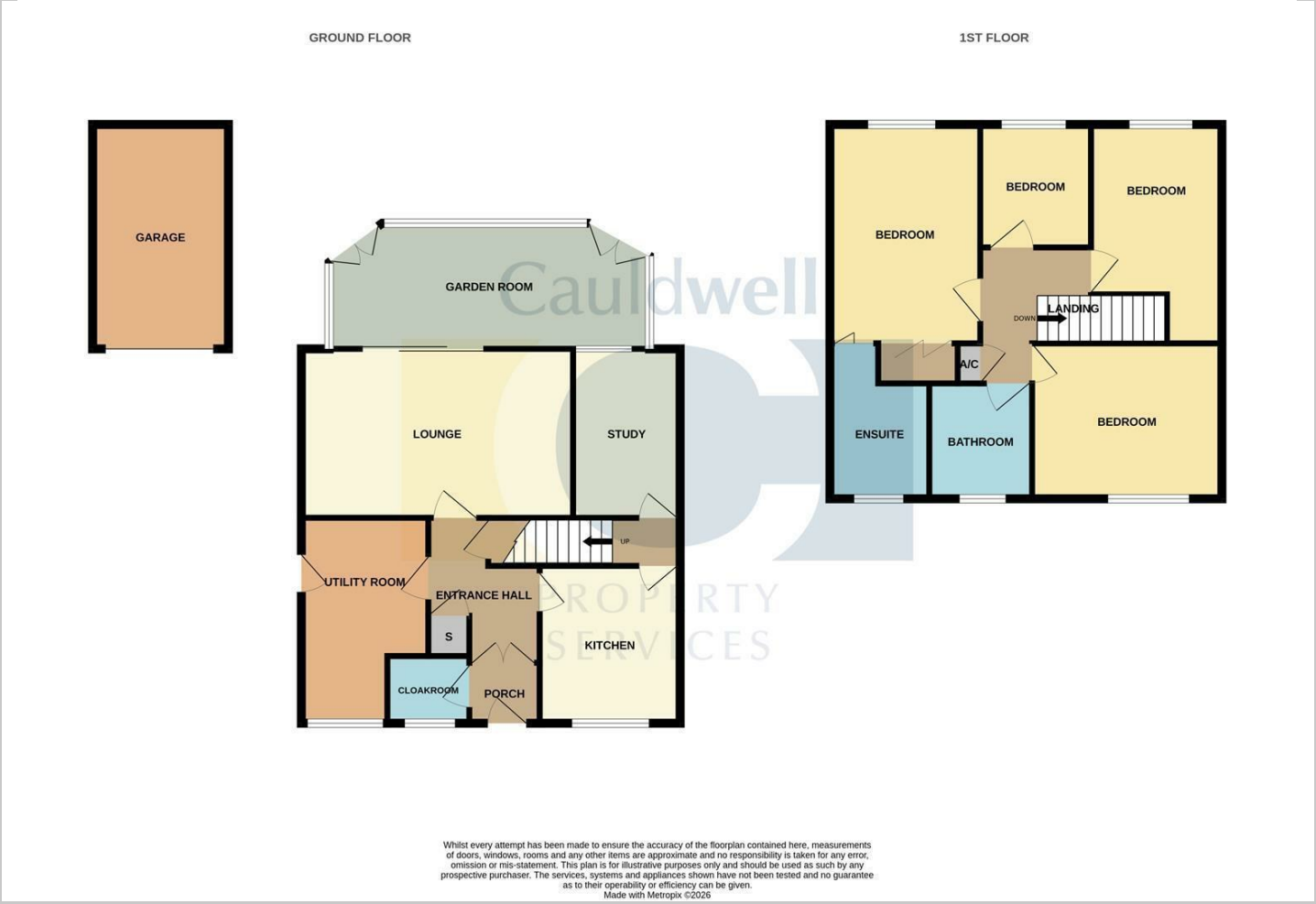
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Road Map

Hybrid Map

Terrain Map

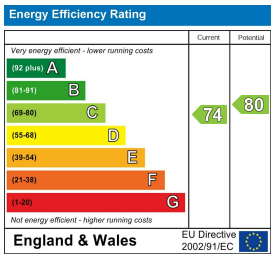
Floor Plan



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



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