Cauldwell

PROPERTY SERVICES

50a Hartwell Road

, Hanslope, MK19 7BZ

£625,000

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ENTRANCE HALL
25'1" x 12'0" max into recess (7.66 x 3.68 max into recess)
Double glazed solid wood door to front. Radiator. LED lighting. Engineered oak flooring. Two radiators. Dog leg stairs to first floor landing with understairs storage cupboard. Door to garage.

LIVING ROOM
18'4" x 16'6" max into bay (5.61 x 5.05 max into bay)
Double glazed window to front and double glazed bay window to side. Television and data points. Two radiators. LED lighting. Engineered oak flooring. Oak French doors to kitchen/dining/family room.

KITCHEN/DINER/FAMILY ROOM
18'11" x 15'6" (5.77 x 4.74)
Double glazed bi folding doors to rear. Double glazed windows to both sides. Bespoke fitted kitchen built by the White Kitchen Company featuring wall and base units with Quartz worksurfaces. Island area with contrasting colour base units and Quartz worksurface with breakfast bar seating area. Electric oven, Neff combi microwave oven, four ring induction hob with extractor hood over. One and half bowl stainless steel sink with mixer tap. Under cupboard lighting. Integral fridge freezer and dishwasher. Vertical radiator. Large Porcelain tiles to floor. Television and Data point. LED lighting and drop lights over island. Door to utility room.

UTILITY ROOM
7'1" x 5'4" (2.17 x 1.63)
Double glazed door to rear. Fitted wall and base units with worksurfaces. Stainless steel sink drainer with mixer tap. Wall mounted boiler. Integral washing machine.

CLOAKROOM
Double glazed window to side, Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Heated towel rail. Extractor fan. LED lighting. Large square Porcelain tiles to floor.

STUDY
9'4" x 8'5" (2.85 x 2.59)
Double glazed window to rear. Radiator. Television and Data points. Engineered oak flooring. LED lighting.

FIRST FLOOR LANDING
Access to fully boarded loft space with attic trusses with light and power via drop down ladder. Storage cupboard and airing cupboard.

BEDROOM ONE
15'7" x 15'1" (4.76 x 4.61)
Double glazed windows to rear and sides. Vaulted ceiling. Built in double wardrobe. Two radiators. Television and Data point. Wall lights. Door to ensuite.

ENSUITE
8'10" x 4'8" (2.71 x 1.43)
Double glazed sky light window to side. Three piece suite comprising double shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Wall mounted mirror. Extractor fan. LED lighting. Gllass square Porcelain tiled flooring.

BEDROOM TWO
15'9" x 12'4" (4.82 x 3.76)
Double glazed windows to front and side. Two built in double wardrobes, one with overhead inset lighting. Radiator. Television and Data point. LED lighting. Door to ensuite.

ENSUITE
8'1" x 4'8" (2.48 x 1.44)
Double glazed obscure window to side. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Large Porcelain tiled flooring Extractor fan. LED lighting.

BEDROOM THREE
13'3" x 11'9" (4.04 x 3.60)
Double glazed window to rear. Radiator. Built in double wardrobe with over head inset lighting. Television and Data point. Wall lights and LED lighting.

BEDROOM FOUR
11'9" x 9'8" (3.59 x 2.96)
Double glazed window to front. Radiator. Built in double wardrobe with overhead inset lighting. Television and Data point. Wall lights and LED lighting.

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BATHROOM
11'8" x 7'3" (3.58 x 2.21)
Double glazed obscure window to side. Three piece suite comprising Egg style bath with mixer tap and recessed pipework, double shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Radiator. LED lighting. Part tiled walls and flooring.

INTEGRAL GARAGE
17'4" x 8'10" (5.30 x 2.70)
Double glazed window to side. Electric up and over door to front. Power and light. Door to entrance hall

REAR GARDEN
Rear width patio area leading to fully turfed lawn area. Outside power and tap. Gated access to front along both sides.

FRONT GARDEN
Block paved driveway parking for three vehicles with a selection of ornate flower beds.

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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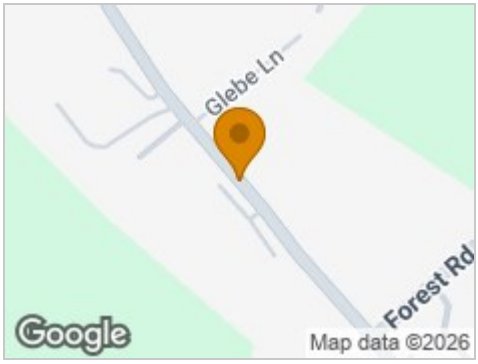
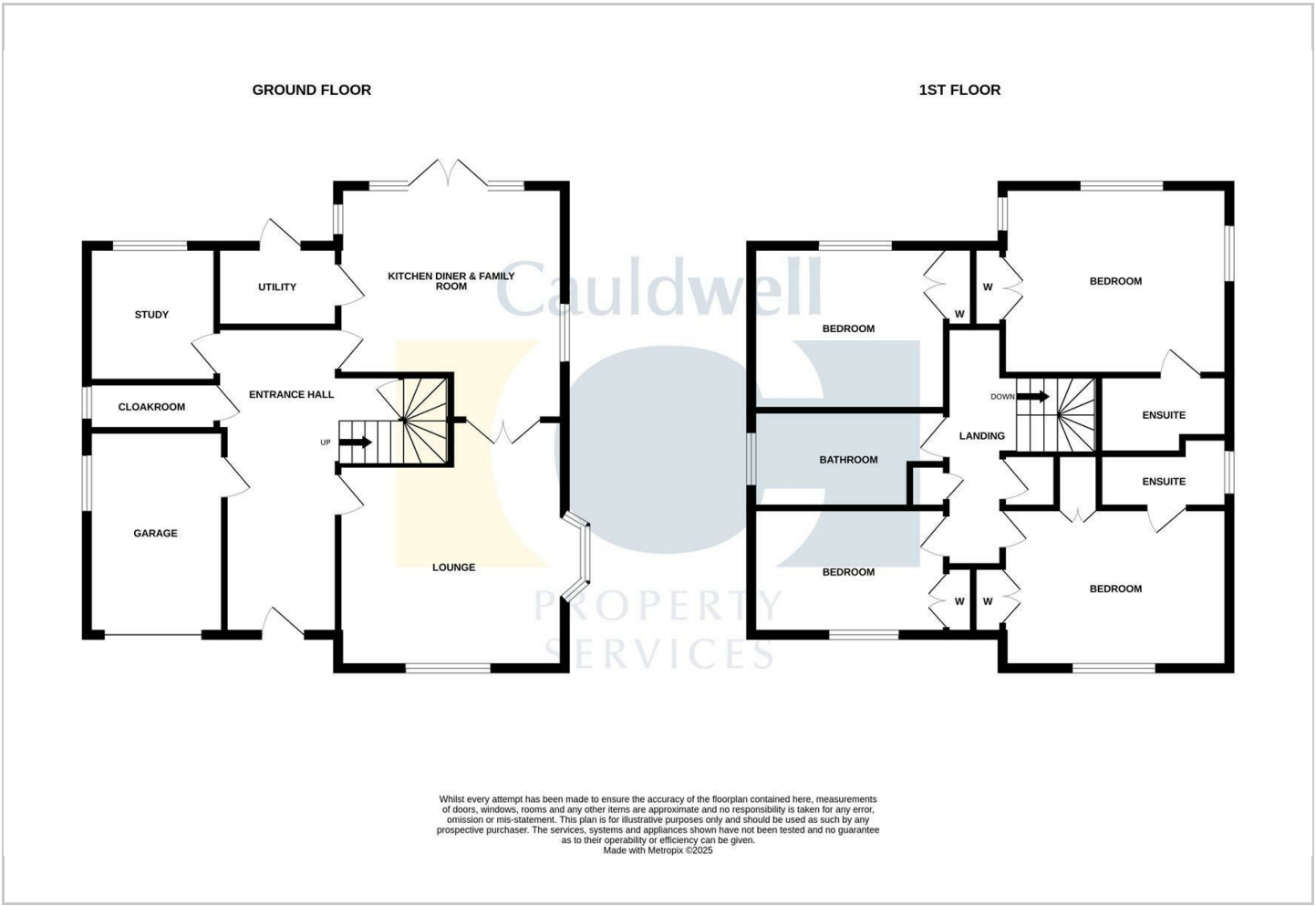
Road Map



Hybrid Map

Terrain Map

Floor Plan



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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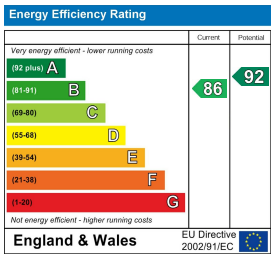
Viewing

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



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