



# Cauldwell

PROPERTY SERVICES



**30 William Smith Close**  
Woolstone, Milton Keynes, MK15 0AW

**£375,000**



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## ENTRANCE PORCH

Composite door to front. Storage cupboard. Door to entrance hall.

## ENTRANCE HALL

Stairs to first floor landing. Radiator. Doors to kitchen and lounge/diner.

## KITCHEN

11'9" x 5'10" (3.59 x 1.79)

Two double glazed windows to front. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven, gas hob and extractor. Plumbing for washing machine. Space for fridge freezer. Radiator.

## LOUNGE/DINER

18'1" x 12'11" (5.52 x 3.95)

Two sets of double glazed French doors to rear. Double glazed windows to rear. Electric fireplace. Two radiators. Understairs storage cupboard.

## FIRST FLOOR LANDING

Double glazed window to side. Access to loft space. Cupboard housing wall mounted boiler

## BEDROOM ONE

9'9" x 7'6" max (2.99 x 2.30 max)

Two double glazed windows to front. Radiator. Built in wardrobes.

## BEDROOM TWO

9'3" x 10'9" max (2.84 x 3.30 max)

Two double glazed windows to rear. Radiator. Built in wardrobes.

## BEDROOM THREE

6'7" x 7'1" (2.01 x 2.18)

Two double glazed windows to rear. Radiator. Built in wardrobes.

## BATHROOM

Re-fitted suite comprising double shower cubicle with mains shower, close coupled wc and wash hand basin with built in vanity unit and mixer tap. Heated towel rail. Tiled wall and flooring. Extractor fan. Tiled flooring.

## REAR GARDEN

Patio area and lawn with mature flower and shrub borders. Bedding areas to rear with railway sleepers. Door to garage.

## GARAGE

Up and over door to front. Door to rear. Power and light.

## FRONT GARDEN

Shingle patio pathway. Driveway parking to side. Storage shed.

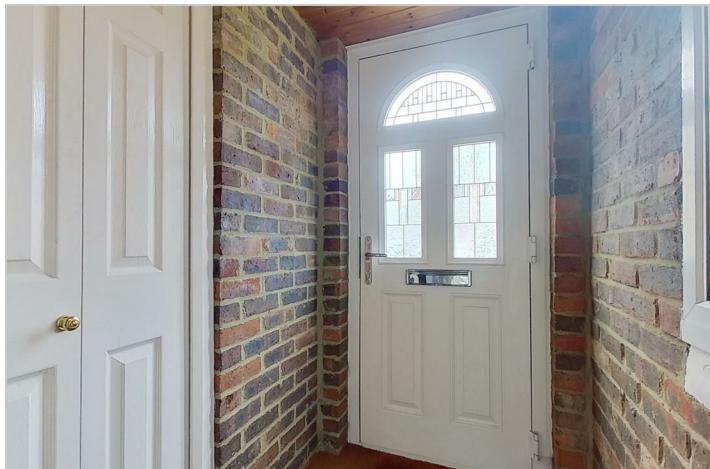
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their 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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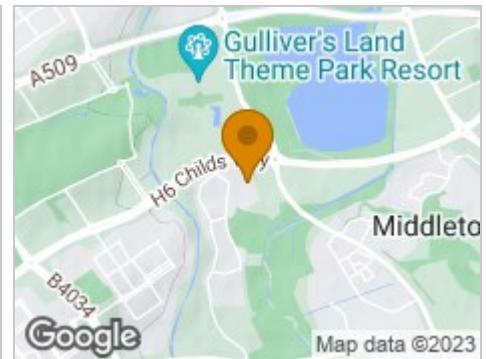
## Road Map



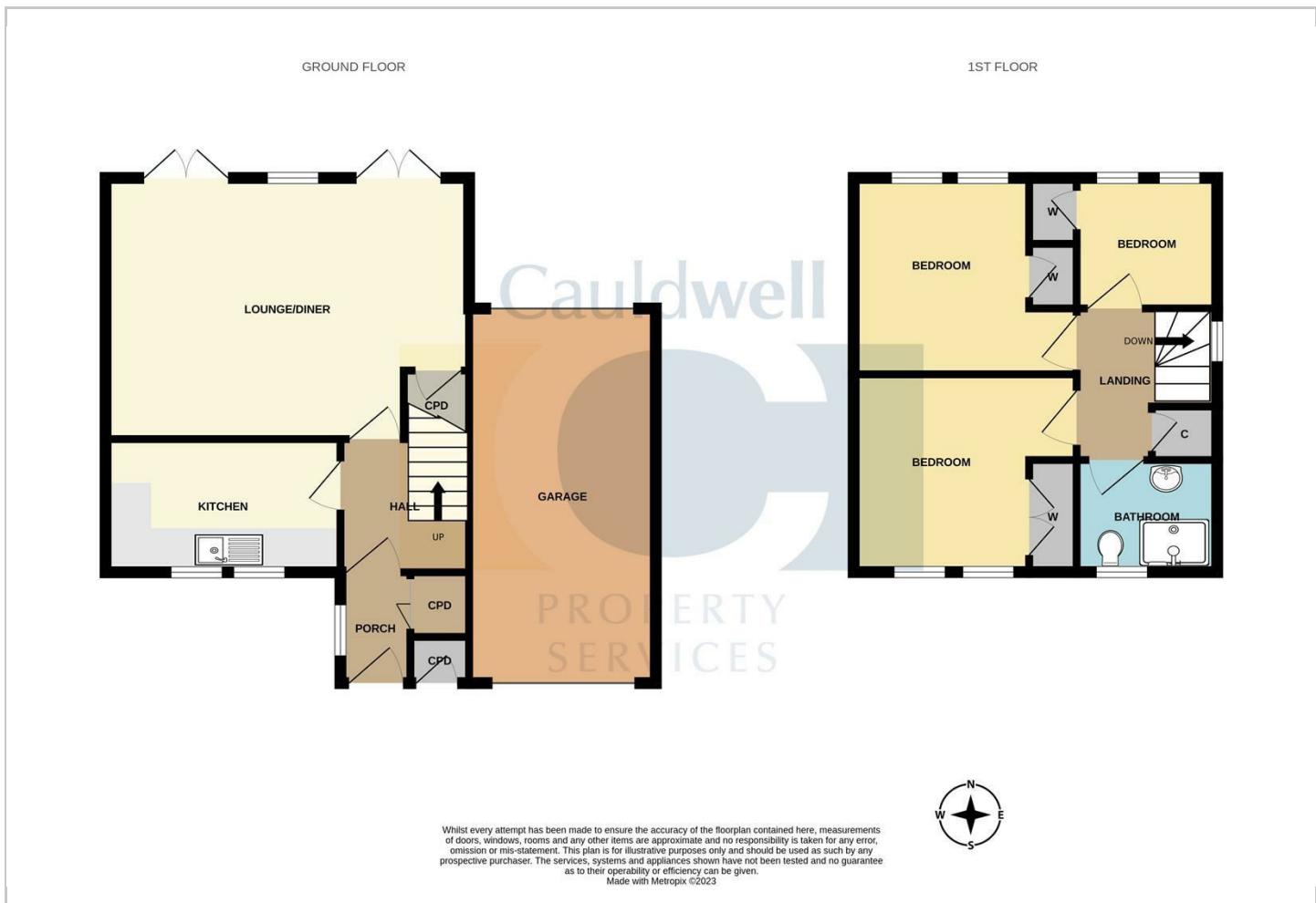
## Hybrid Map



## Terrain Map



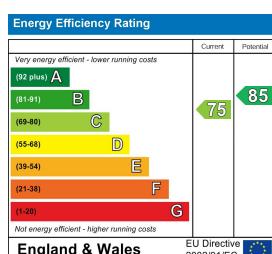
## Floor Plan



## Viewing

Please contact our Cauldwell Property Services LTD 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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