Cauldwell

PROPERTY SERVICES



19 Lissel Road

Simpson, Milton Keynes, MK6 3AX

£599,995

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ENTRANCE HALL
14'7" x 5'10" (4.46 x 1.78)
Composite door and double glazed windows to front. Tiled flooring. Stairs to first floor landing. Telephone point. Tiled flooring.

CLOAKROOM
Double glazed window to rear. Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Heated towel rail. Tiled walls.

KITCHEN/BREAKFAST ROOM
18'4" x 13'6" max (5.60 x 4.14 max)
Double glazed windows to front and rear. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven, grill, induction hob and extractor. Space for full height fridge and freezer, Integral dishwasher. LED lighting. Under cupboard lighting. Tiled flooring Understairs storage cupboard. Hot and cold air conditioning unit, Door to utility room.

UTILITY ROOM
9'8" x 5'0" (2.97 x 1.54)
Double glazed door to side, Wall and base units with worksurfaces. Sink drainer unit. Plumbing for washing machine and tumble dryer. Tiled flooring.

DINING ROOM
18'1" x 7'7" (5.52 x 2.33)
Double glazed bi fold doors to front. Wall mounted heater. Parquet flooring. French doors to living room.

LIVING ROOM
18'1" x 11'10" (5.52 x 3.63)
Double glazed windows to front and side. Wood burning stove with hearth. Television and internet point. Access to loft. Partquet flooring. Wall lights. Door to study.

STUDY
11'0" x 9'0" (3.37 x 2.75)
Double glazed window to front and double glazed patio doors to side. Access to loft. Hot and cold air conditioning.

CONSERVATORY
10'6" x 10'3" (3.22 x 3.13)
Brick base and UPVC double glazed windows to front, side and rear. Pitched light reflective roof. Tiled flooring. Electric heating. Power and light.

FIRST FLOOR LANDING
Stairs from entrance hall. Double glazed window to rear. Access to boarded loft space. Hot and cold air conditioning unit. Airing cupboard. Walk in storage cupboard.

BEDROOM ONE
14'10" x 10'7" max (4.54 x 3.24 max)
Double glazed window to front. Wall mounted heater. Door to ensuite and walk in wardrobe.

WALK IN WARDROBE`
7'6" x 6'2" (2.30 x 1.88)
Double glazed window to front. Fitted wardrobes. Storage units.

ENSUITE
Three piece suite comprising shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Shaver point. Extractor fan. LED lighting. Tiled flooring.

BEDROOM TWO
14'0" x 11'6" max (4.29 x 3.51 max)
irregular shaped room
Double glazed window to front. Wall mounted heater. Built in wardrobe.

BEDROOM THREE
10'7" x 10'1" (3.24 x 3.08)
Double glazed window to front Wall mounted heater.

BATHROOM
Double glazed window to side. Three piece suite comprising double shower cubicle with mains shower. wash hand basin and close coupled wc. Tiled walls. Extractor fan.

FRONT GARDEN
Block paved driveway parking for several vehicles and caravan space to side. Raised flower beds with mature plants and shrubs.

GARAGE
Up and over door to front. Power and light.

WALKWAY FROM FRONT GARDEN TO REAR
Gated at the front leading to rear garden. Air source heat pumps.

REAR GARDEN
Porcelain patio with covered seating area and lighting. Artificial lawn areas. Raised brick built flower beds. Feature koi carp ponds. Barbecue cooking area with power. Shaped decking area. Gated access to front. Large timber workshop. Timber storage shed and greenhouse. Vegetable patch. Grapevines.

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



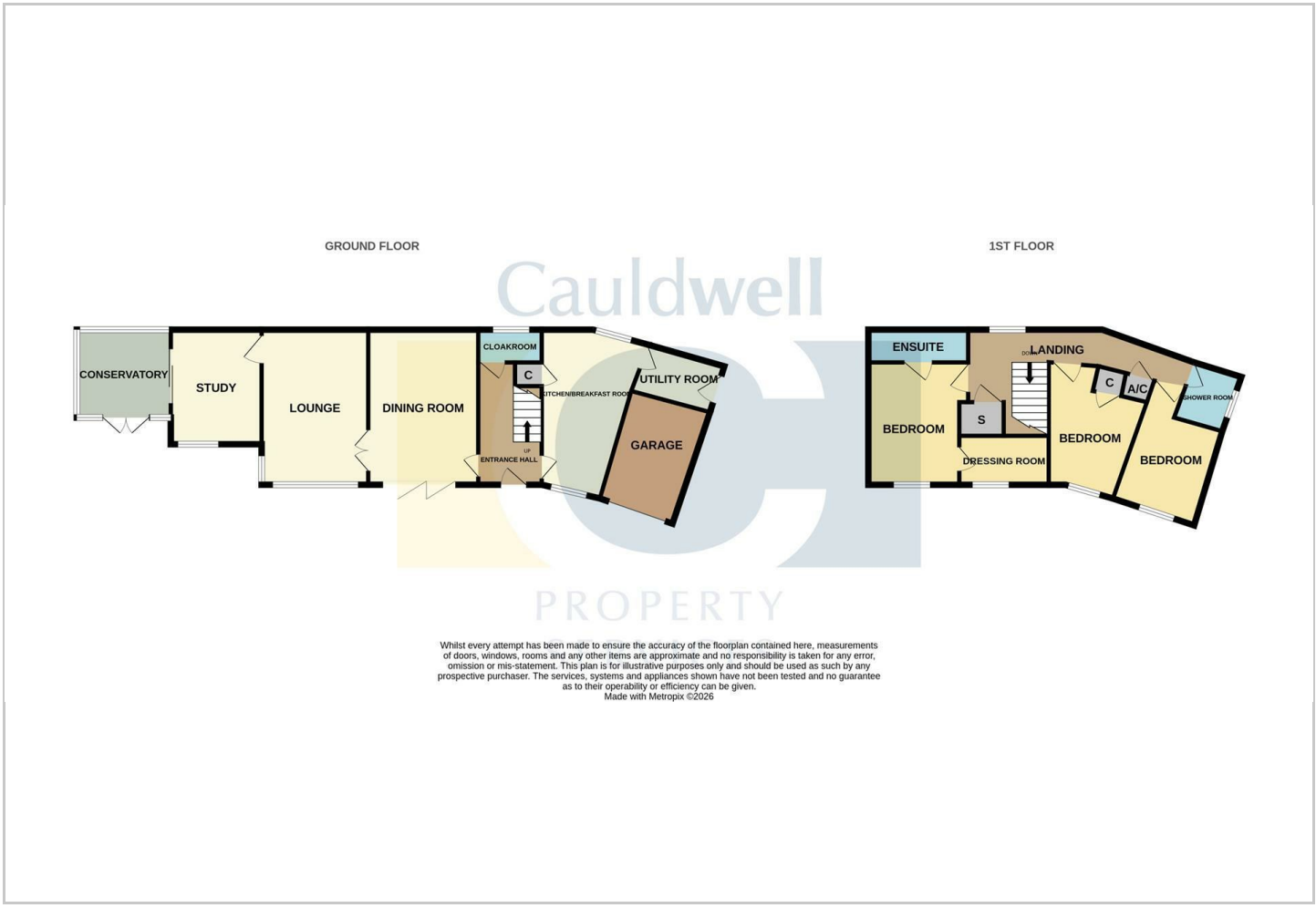
Hybrid Map



Terrain Map



Floor Plan

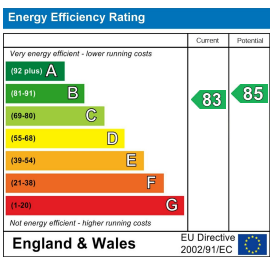


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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