Cauldwell

PROPERTY SERVICES

30 Angus Way

Whitehouse, Milton Keynes, MK8 1AT

£610,000

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ENTRANCE HALL

Composite double glazed door to front. Double glazed window to side. Radiator. Stairs to first floor landing. Understairs storage cupboard. Fitted shoe storage cupboard.

LIVING ROOM

16'2" x 11'11" (4.95 x 3.64)

Double glazed French doors and windows to rear. Two radiators with covers. Fitted television stand. Television point.

STUDY

7'1" x 6'7" (2.17 x 2.01)

Double glazed window to front. Radiator.

FAMILY ROOM

9'10",242'9" x 10'0" (3,74 x 3.06)

Double glazed window to front. Radiator with cover.

KITCHEN/DINING ROOM

19'2" x 12'1" (5.86 x 3.70)

Double glazed window and French doors to rear. Fitted with wall and base units with worksurfaces. One and half bowl sink drainer and mixer tap. Electric grill oven and four ring hob with extractor hood over. Integral fridge freezer, dishwasher and washing machine. Wall mounted combination boiler. Radiator with cover.

CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan. Wall mounted cabinet.

FIRST FLOOR LANDING

Dog leg stairs from entrance hall. Airing cupboard. Radiator. Access to loft space.

BEDROOM ONE

17'5" x 10'2" (5.31 x 3.12)

Double glazed windows to front and side. Radiator. Fitted wardrobe and bedroom furniture Door to ensuite.

ENSUITE

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

BEDROOM TWO

14'4" x 12'11" max (4.38 x 3.96 max)

Double glazed window to rear. Radiator. Fitted wardrobes and bedroom furniture.

BEDROOM THREE

12'2" x 9'9" (3.72 x 2.99)

Double glazed window to front. Radiator. Built in wardrobes.

BEDROOM FOUR

10'5" x 6'10" (3.20 x 2.10)

Double glazed window to front. Radiator. Fitted storage cupboards. Desk

BATHROOM

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

FRONT GARDEN

Small lawned garden area with handstanding driveway parking to side leading to double garage.

Tel: 01908 304480

DOUBLE GARAGE

Two up and over doors to front. Power and light. Personal door to garden.

REAR GARDEN

Rear width patio area, mainly laid to lawn with 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.

Illustration Purposes

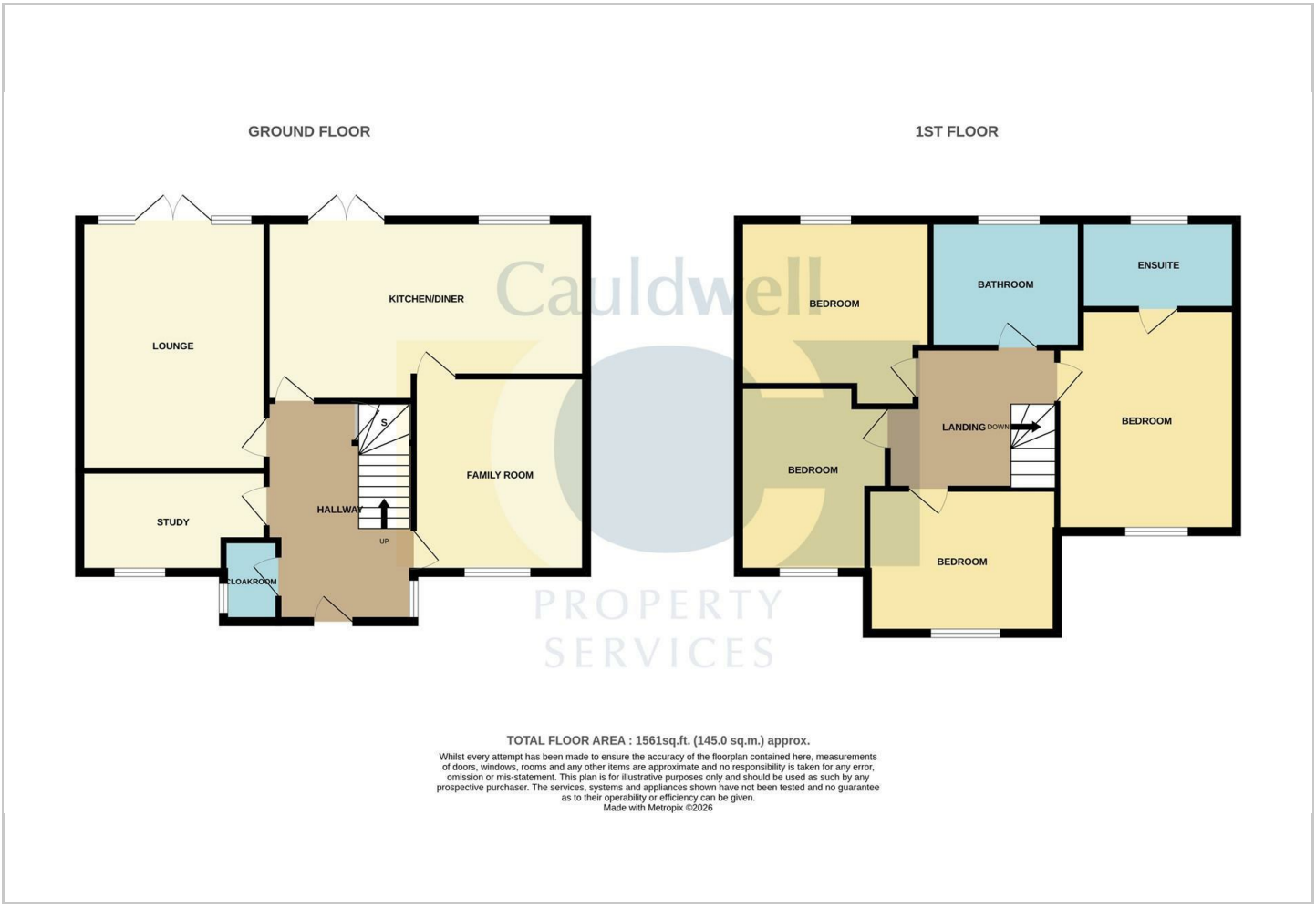
Please note some images are used for marketing purposes and have been virtually staged to showcase the potential of the rooms and spaces

Road Map

Hybrid Map

Terrain Map

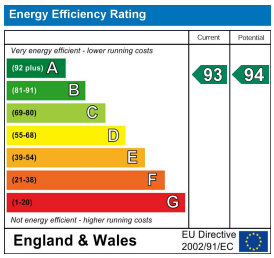
Floor Plan



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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