

# Cauldwell

PROPERTY SERVICES



## 10 Meadowsweet

Walnut Tree, Milton Keynes, MK7 7BP

£499,995





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## ENTRANCE PORCH

Entrance door and door to entrance hall.

## ENTRANCE HALL

Stairs to first floor. Radiator. Door to kitchen/breakfast room, living room and cloakroom.

## DOWNSTAIRS CLOAKROOM/WC

Frosted window to side aspect. Two piece suite comprising low level wc and wash hand basin. Tiled floor to ceiling. Heated towel rail. Extractor fan.

## LIVING ROOM

18'4" x 10'11" (5.61 x 3.35)

Double glazed window to front aspect. Radiator. Door to dining room. Leading to conservatory.

## CONSERVATORY

19'5" x 8'7" (5.92 x 2.62)

Upvc Double glazed construction. Power and light. French Door to rear garden. French door to living room. Door to kitchen/breakfast room. Radiator.

## DINING ROOM

10'7" x 8'9" (3.23 x 2.69)

Double glazed window to rear aspect. Radiator. Door to living room.

## KITCHEN/BREAKFAST ROOM

19'5" x 10'5" ax (5.92 x 3.18 ax)

Double glazed window to rear aspect. Fitted with a range of wall and base units with worksurfaces incorporating sink with mixer tap and cutlery drainer. Fitted oven and hob with extractor hood. Door to conservatory. Radiator. Door to dining room and family room. Tiled splash backs.

## UTILITY ROOM

7'1" x 4'11" (2.18 x 1.52)

Fitted with a range of base units with worksurface

incorporating sink with hot and cold taps. Door to rear garden. Plumbing for washing machine. Wall mounted boiler.

## STUDY/FAMILY ROOM

12'0" x 7'1" (3.66 x 2.18)

Double glazed window to front aspect. Radiator.

## BEDROOM ONE

12'0" x 10'0" (3.66 x 3.05)

Double glazed window to rear aspect with open views to rear. Radiator. Door to shower room.

## EN-SUITE SHOWER ROOM

Frosted double glazed window to side aspect. Wash hand basin. Shower cubicle, currently not in use. Tiled splash backs. Heated towel rail

## BEDROOM TWO

10'7" x 9'8" (3.23 x 2.95)

Double glazed window to rear aspect with open views to rear. Radiator.

## BEDROOM THREE

10'2" x 7'3" (3.12 x 2.21)

Double glazed window to rear aspect with open views to rear. Radiator.

## BEDROOM FOUR

7'8 x 6'5 (2.34m x 1.96m)

Double glazed window to front aspect. Radiator.

## FAMILY BATHROOM

Frosted double glazed window to front aspect. Three piece suite comprising panelled bath with shower above and screen, low level wc and wash hand basin. Heated towel rail. Tiled splash backs.

## FRONT GARDEN

Hardstanding driveway for two cars. Part laid to lawn with gated access to rear garden.

Tel: 01908 304480

## REAR GARDEN

A generous secluded enclosed rear garden, laid mainly to lawn well stocked with mature tree flower and shrub borders. Patio area. Gated access to front.

## DOUBLE GARAGE

21'1" x 18'0" ax (6.43 x 5.49 ax)

Two up and over doors. Door to rear garden. Power and light.

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.

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.

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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

## 5. Anti Money Laundering Verification checks

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.





Road Map



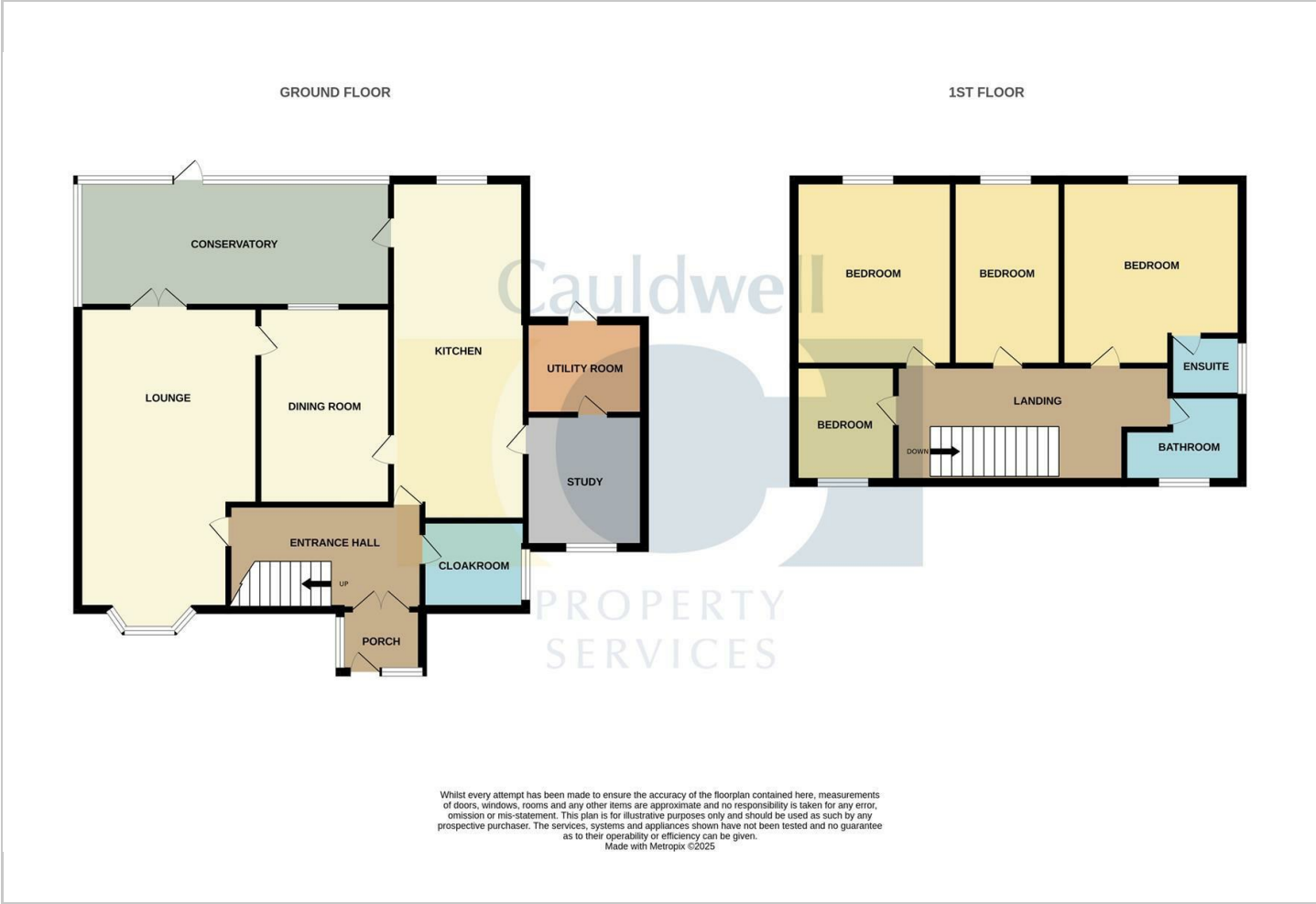
Hybrid Map



Terrain Map



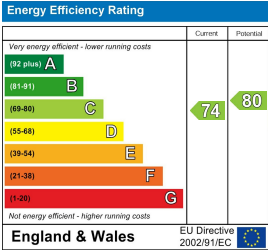
Floor Plan



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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