Cauldwell

PROPERTY SERVICES

11 Simford Way

Whitehouse, Milton Keynes, MK8 1DQ

£444,995

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ENTRANCE HALL

Double glazed composite door to front. Radiator. Storage cupboard. Stairs to first floor landing. Tiled flooring

UTILITY CLOAKROOM

7'3" x 5'4" (2.21 x 1.65)

Double glazed obscure window to front. Fitted base units and worksurfaces. Integral washer dryer. Wall mounted combination boiler. Close coupled wc and wash hand basin. Extractor fan. Radiator. Tiled flooring.

OPEN PLAN KITCHEN./FAMILY SPACE

19'6" x 16'10" (5.95 x 5.14)

Double glazed French doors and windows to rear. Fitted wall and base units with worksurfaces and one and half bowl sink drainer unit. Electric oven,. four ring gas hob and extractor hood. Integral dishwasher and fridge freezer. Under cupboard lighting. Two radiators. Understairs storage cupboard housing internet connection. Tiled flooring.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to front. Radiator. Stairs to second floor landing.

LIVING ROOM

17'0" x 12'10" (5.19 x 3.92)

Double glazed French doors and windows to rear with Juliette balcony. Two radiators. Television point.

BEDROOM THREE

10'1" x 9'3" (3.09 x 2.82)

Double glazed window to front. Radiator.

BATHROOM

Three piece suite comprising bath with mains shower and screen, wash hand basin and close coupled wc. LED lighting. Extractor fan. Heated towel rail. Tiled flooring.

SECOND FLOOR LANDING

Access to loft space. Storage cupboard.

BEDROOM ONE

14'5" x 14'9" maximum measurement (4.41 x 4.50 maximum measurement)

Two double glazed windows to front. Radiator. Television point. Built in wardrobe. Door to ensuite.

ENSUITE

Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Electric shaver point. Cabinet. Extractor fan. Heated towel rail. Tiled flooring. LED lighting.

BEDROOM TWO

9'7" x 9'11" (2.94 x 3.04)

Double glazed window to rear. Radiator.

BEDROOM FOUR

9'0" x 6'9" (2.75 x 2.06)

Double glazed window to rear. Radiator.

FRONT GARDEN

Small garden area with raised front. EV charge point.

REAR GARDEN

Mainly laid to lawn with rear width patio and timber storage shed. Outside tap. Bin storage. Gated access to side.

Tel: 01908 304480

PARKING

Two allocated parking spaces to side.

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.

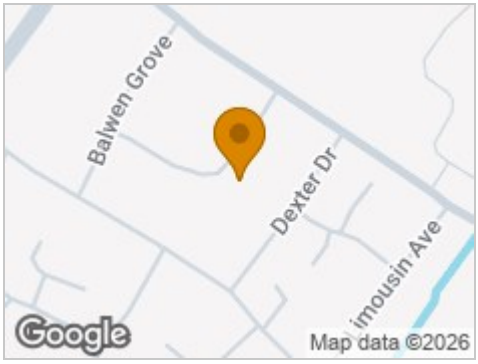
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

We are advised that there is a Management charge £140 Per annum.

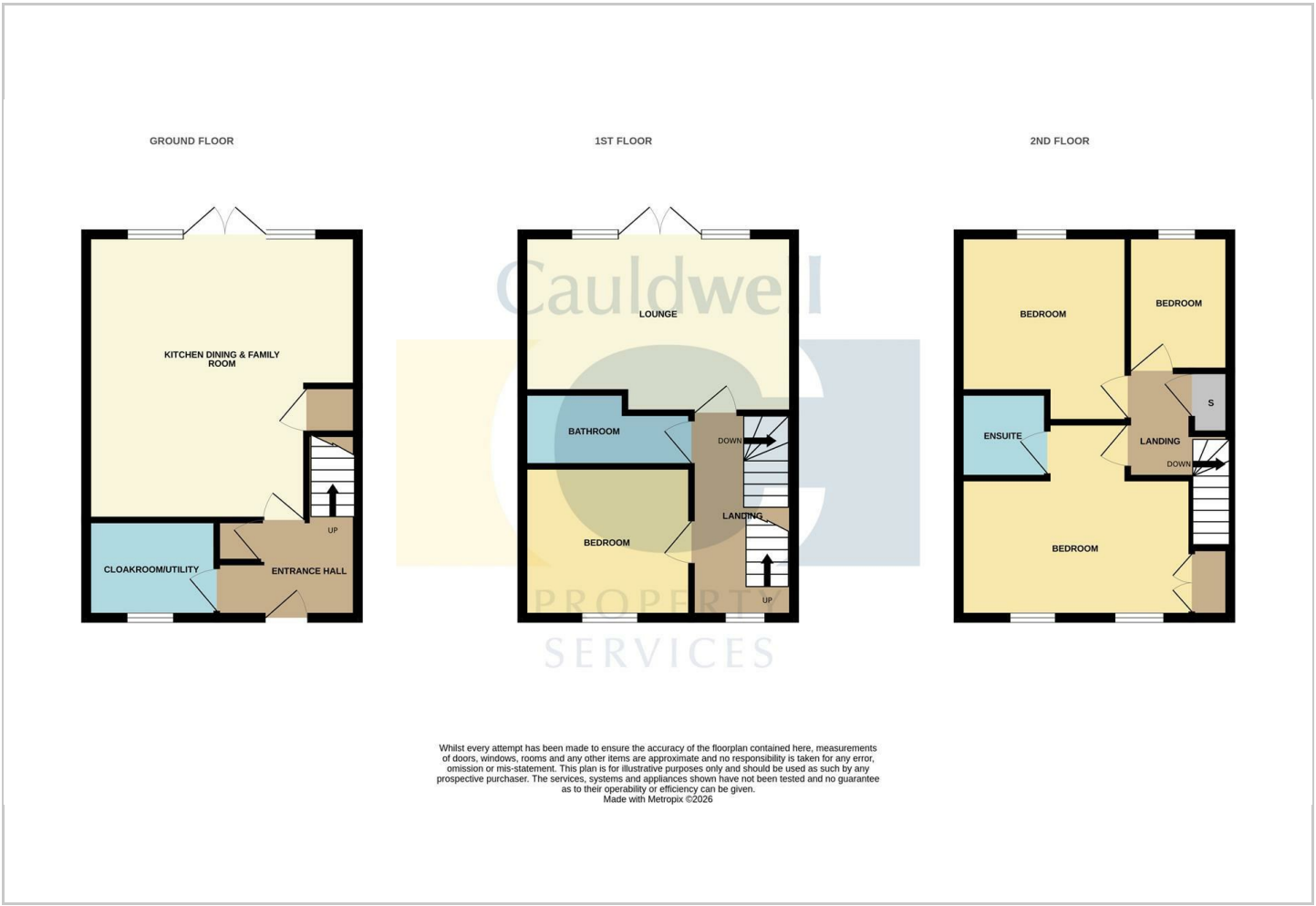
Road Map



Hybrid Map

Terrain Map

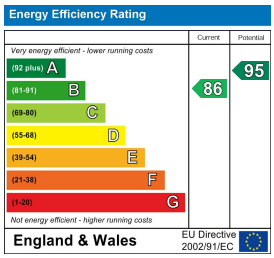
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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