Cauldwell

PROPERTY SERVICES

26 Wistmans, Milton Keynes, MK4 1LA

£364,995

Cauldwell Property Services are proud to introduce this well presented family home in the popular area of Furzton, a short walk to the picturesque Furzton lake.
Downstairs you have a convenient w.c off of the entrance hall, a good sized lounge, separate family room (previously the garage) and an open plan kitchen/diner. From the kitchen/diner the french doors open into a larger than average price rear garden with a good sized patio with the remaining area laid to lawn and a bark area idea for children's play equipment.
Upstairs you have two double bedrooms and good size single bedroom and a family bathroom.
To the front of the property there is a driveway and gravel front garden which allows parking for two cars.
Furzton is ideally situated to the south west of Milton Keynes with good transport links. There is a infant school on the development and a middle school in the neighbouring area of Emerson Valley, the secondary school catchment is Shenley Brook End which has been consistently rated as 'good' by Ofsted. Furzton also has a convenient locally shopping parade with a convenience shop, beauty salon, barbers, two takeaway outlet, pharmacy and a doctors surgery.
Viewing is recommended to full appreciate this lovely home.

EPC rating TBC
Council tax TBC

ENTRANCE
Via front entrance door.

ENTRANCE HALL
Stairs to first floor. Door to cloakroom and living room. Radiator.

DOWNSTAIRS CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Frosted double glazed window to front. Radiator.

LOUNGE 14'0" x 11'8" (4.28 x 3.57)
Double glazed window to front. Radiator. Skimmed ceiling. Door to kitchen/dining room and family room (garage conversion)

FAMILY ROOM 7'3" x 13'1".262'5" (2.21 x 4..80)
Dual aspect room with double glazed window to front and double glazed door to rear. Radiator. Access to loft. Storage cupboard.

KITCHEN/DINER 14'10" x 9'0" (4.54 x 2.76)
Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Built in double oven, four ring hob and extractor hood. Plumbing for dishwasher and washing machine. Space for fridge freezer. Double glazed window to rear. Splash back tiling. Radiator.

FIRST FLOOR LANDING
Doors to upstairs rooms. Airing cupboard housing boiler. Access to loft. Radiator

BEDROOM ONE 11'4" x 8'4" (3.47 x 2.56)
Double glazed window to rear. Radiator. Double door built in cupboard.

BEDROOM TWO 8'6" x 9'6" (2.61 x 2.92)
Double glazed window to front. Radiator. Double door built in cupboard.

BEDROOM THREE 9'1" x 6'7" (2.77 x 2.02)
Double glazed window to front. Radiator.

BATHROOM
Three piece suite comprising panelled bath with mixer tap and shower over, low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to rear. Extractor.

REAR GARDEN
Enclosed rear garden, laid mainly to lawn with patio area. Outside tap and lighting. Wooden fence surround.

FRONT GARDEN
Laid to shingle with hardstanding driveway.

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.

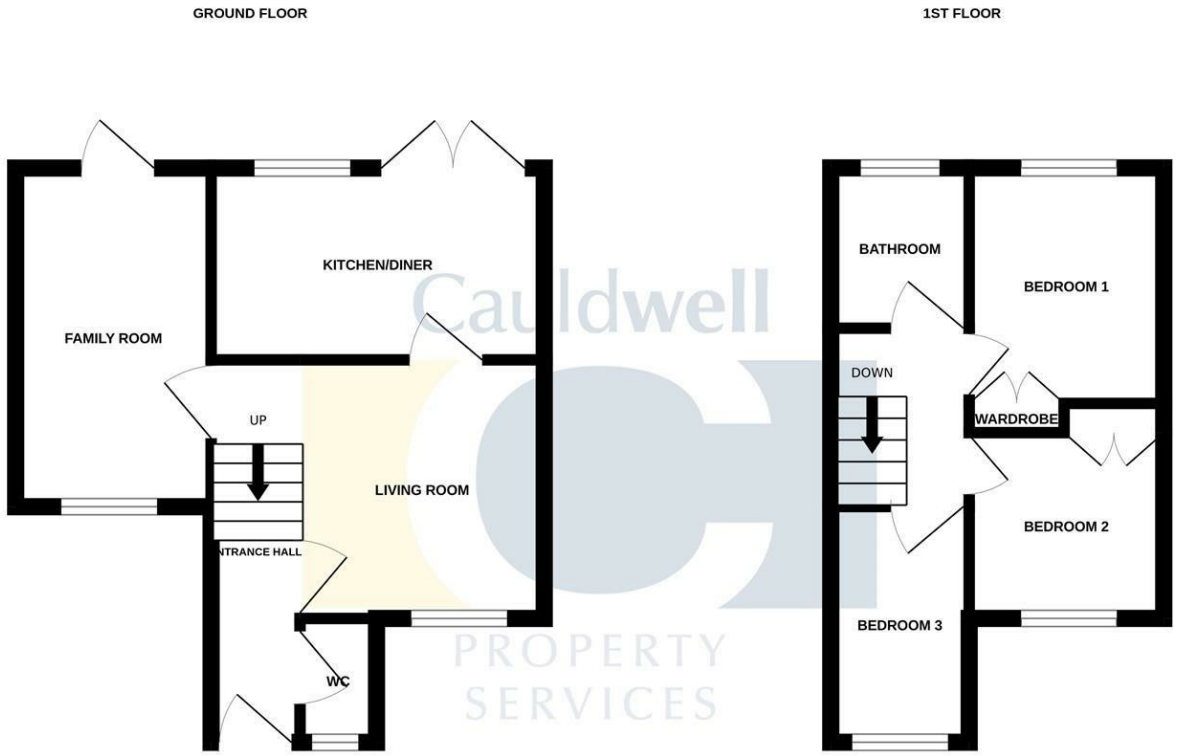
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

Agents Note
Within the meaning of the Estate Agency act 1979 the seller of this property is related to an employee of Cauldwell Property Services.

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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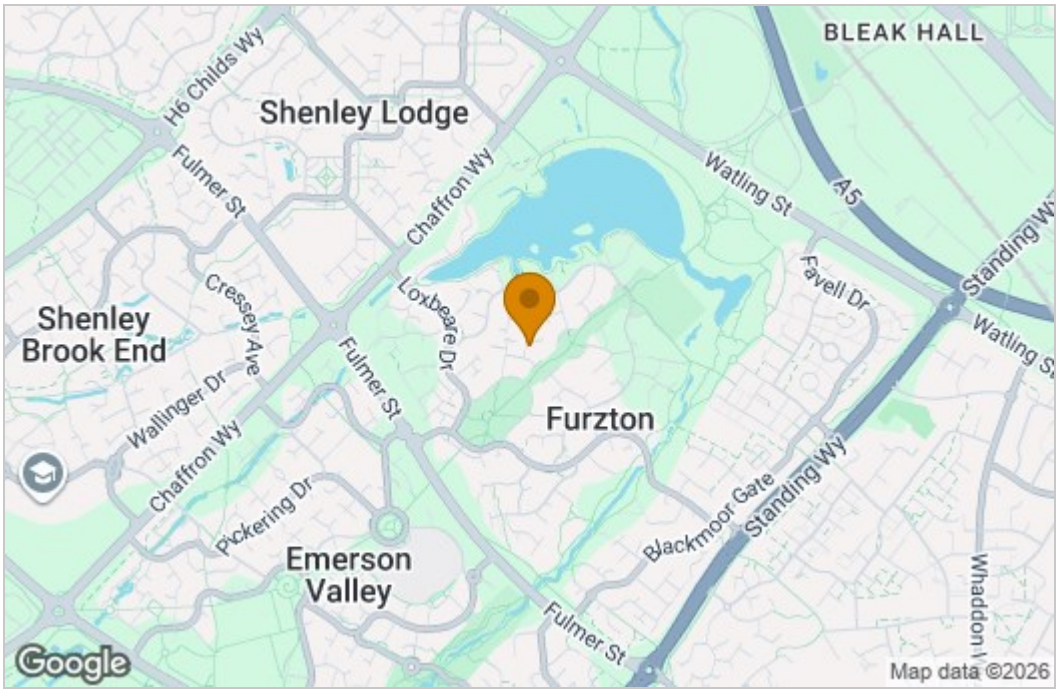
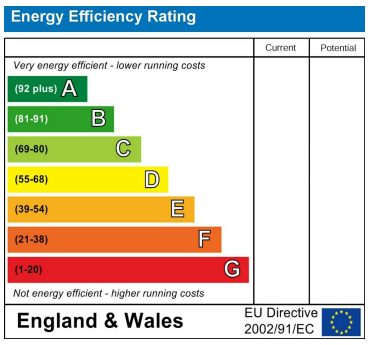
Area Map



Energy Efficiency Graph



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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk