

# Cauldwell

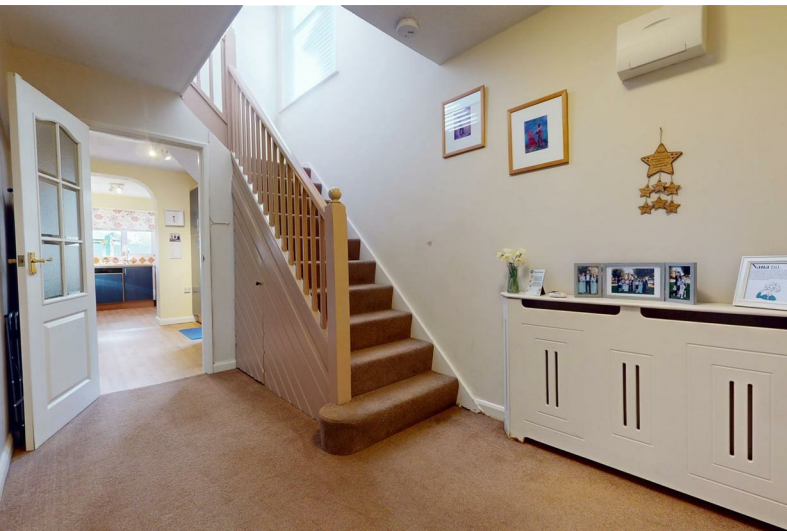
PROPERTY SERVICES



## 6 The Beeches

Deanshanger, Milton Keynes, MK19 6HQ

£399,995



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## ENTRANCE PORCH

Composite double glazed door to front. Radiator. Glass panelled inset door to entrance hall.

## ENTRANCE HALL

Stairs to first floor landing with under stairs storage cupboard. Radiator.

## CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising low level wc and wash hand basin. Radiator. Extractor fan.

## LIVING ROOM

17'8" x 10'11" (5.40 x 3.34)  
Double glazed window to front. Two radiators. Gas fireplace. Television point. Storage cupboard. Telephone point.

## KITCHEN

19'7" x 8'0" (5.99 x 2.44)  
Double glazed windows and door to side. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer. Electric oven, four ring hob and extractor hood. Space for fridge freezer. Integral dishwasher. Wall mounted central heating boiler Plumbing for washing machine. Internet connection point. Cupboard space for tumble dryer. Arch to dining/family room.

## DINING/FAMILY ROOM

19'7" x 10'0" (5.99 x 3.07)  
Central arch way. Double glazed patio doors to rear. Two radiators.

## FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to side. Access to boarded loft space.

## BEDROOM ONE

14'5" x 9'0" (4.40 x 2.75)  
Double glazed window to rear. Two built in double wardrobes. Radiator. Door to ensuite.

## ENSUITE

Double glazed window to rear. Three piece suite comprising double shower cubicle with mains shower and rainfall head, wash hand basin in vanity surround and close coupled wc. Wall mounted cabinet. Shaver point. Heated towel rail. Tiled walls and flooring LED lighting.

## BEDROOM TWO

11'11" x 12'1" (3.65 x 3.70)  
Double glazed window to front. Radiator. Built in storage cupboard.

## BEDROOM THREE

9'9" x 8'2" (2.99 x 2.49)  
Double glazed window to side and sky light window to rear. Radiator

## BEDROOM FOUR

8'3" x 8'9" (2.54 x 2.67)  
Double glazed window to front. Radiator. Built in wardrobe. Fixed cabin style bed with storage under and fitted book shelf. Radiator. LED lighting.

## BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and hand shower attachment, close coupled wc and wash hand basin. Heated towel rail. Storage cupboard. LED lighting.

## REAR GARDEN

Covered patio area (5.57m x 3.17m) with timber walls and roofing and open aspects with LED lighting. Lawn

area with a selection of mature flowers, plants and beds. Gated access to front. Outside power. Storage shed. Outside tap. Gated access to front,.

## FRONT GARDEN

Mainly laid to shingle stone with decorative beds and borders.

## GARAGE

In block. Access via a neighbouring street. Up and over door.

## 1. Measurements

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.

## 2. Vendor Approval

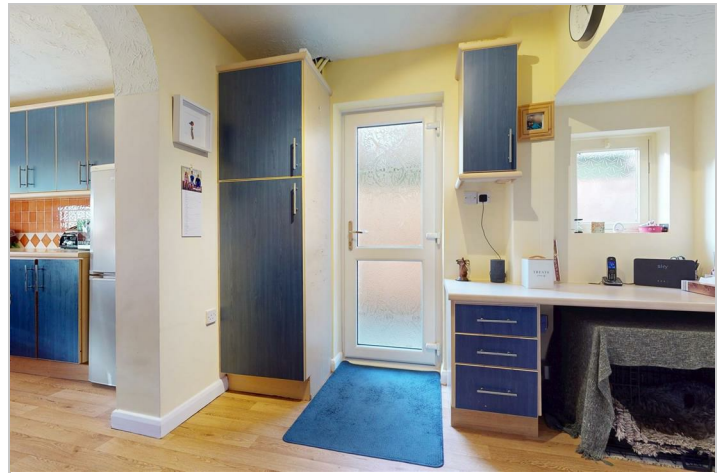
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

## 3. Mortgage

**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.

## 4. Solicitors

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



## Road Map



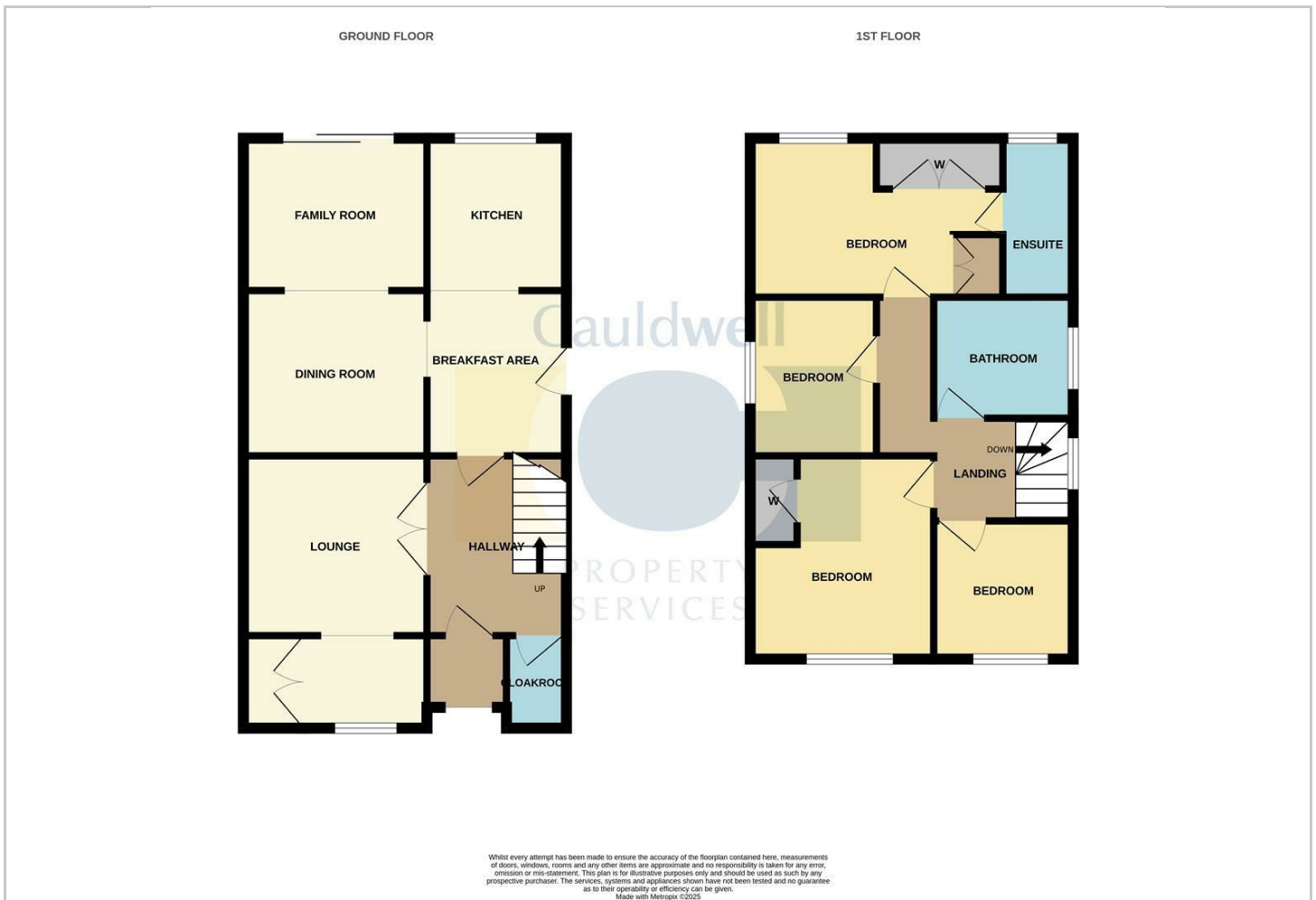
## Hybrid Map



## Terrain Map



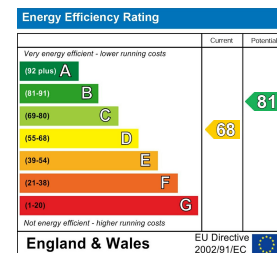
## Floor Plan



## 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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