Cauldwell

PROPERTY SERVICES

31 Missenden Street

Newton Leys, Bletchley, Milton Keynes, MK3 5QR

£625,000

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ENTRANCE HALL
14'11" x 11'1" (4.57 x 3.39)
Composite double glazed door to front with double glazed obscure window to front. Radiator. Stairs to first floor landing. Understairs storage cupboard. Electric meter. Wifi and broadband cupboard. Amtico flooring.;

LIVING ROOM
19'9" x 14'4" (6.04 x 4.38)
Double glazed French doors and windows to rear. Two radiators. Television point. Feature panelled walls. Amtico flooring. French doors to kitchen/dining room.

KITCHEN/DINING ROOM
18'2" x 10'9" (5.56 x 3.29)
Double glazed French doors and double glazed windows to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven. Combi grill oven. Five ring gas hob. Extractor hood. Integral dishwasher and fridge freezer. Wall mounted central heating boiler. Amtico flooring. Extractor fan with air filtration. Door to utility room.

UTILITY ROOM
6'4" x 6'0" (1.94 x 1.84)
Double glazed door to side. Fitted base unit and worksurface. Sink drainer unit. Integral washer dryer. Amtico flooring. Extractor fan with air filtration. Radiator.

FAMILY ROOM
11'1" x 10'0" (3.39 x 3.06)
Double glazed window to front. Radiator. Amtico flooring.

STUDY
10'11" x 7'8" (3.35 x 2.34)
Double glazed window to front. Radiator. Amtico flooring.

CLOAKROOM
Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Feature panelled wall. Extractor fan with air filtration. Radiator. Amtico flooring.

FIRST FLOOR LANDING
Stairs from entrance hall. Access to part boarded loft space. Radiator.

BEDROOM ONE
16'9" x 12'7" max (5.11 x 3.84 max)
to wardrobes
Double glazed window to front. Feature panelled walls. Two radiators. Built in wardrobes. Door to ensuite.

ENSUITE
Double glazed obscure window to front. Three piece suite comprising double shower cubicle with mains shower. wash hand basin and close coupled wc. Heated towel rail. Shaver point. LED lighting. Amtico flooring. Extractor fan with air filtration,

BEDROOM TWO
12'0" x 11'4" max (3.68 x 3.46 max)
Double glazed window to rear. Built in wardrobes. Radiator. Door to ensuite.

ENSUITE
Double glazed window to side. Three piece suite comprising double shower cubicle with main shower. wash hand basin and close coupled wc. Heated towel rail. Amtico flooring. Extractor fan with air filtration.

BEDROOM THREE
13'5" x 7'8" (4.10 x 2.36)
Double glazed window to front. Radiator. Feature wall panel.

BEDROOM FOUR
12'5" x 13'1" (3.80 x 4.01)
Double glazed window to rear. Radiator. Built in wardrobe.

BEDROOM FIVE
10'6" x 9'5" (3.22 x 2.89)
Double glazed window to rear. Radiator. Sound proofing fixed to two walls.

FAMILY BATHROOM
Double glazed obscure window to side. Three piece suite comprising bath with shower over and screen, wash hand basin and close coupled wc. Radiator. Amtico flooring. LED lighting. Extractor fan with air filtration. Airing cupboard.

FRONT GARDEN
Small front garden area. Hardstanding driveway parking to side leading to garage.

Tel: 01908 304480

GARAGE
Up and over door to front. Double glazed door to rear garden. Power and light.

REAR GARDEN
Laid to lawn with rear width patio area, decking and pergola. Mature flower beds and border. Barbecue area. Outside tap. Storage shed. Gated access to side.

OUTSIDE BAR
To side of property. Enclosed with fitted roof space. Fixed bar. Power. Speaker system. Paved flooring. Television and internet point. Tiki style.

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.

Road Map

Hybrid Map

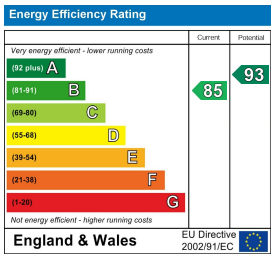
Terrain Map

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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