



Cauldwell

PROPERTY SERVICES



21 Goodman Gardens

Woughton On The Green, Milton Keynes, MK6 3EP

Offers In The Region Of £665,000



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ENTRANCE HALL

14'8" x 9'1" max (4.48 x 2.78 max)

UPVC double glazed door and window to front. Radiator. Dog leg stairs to first floor landing with double glazed window to front aspect.

LIVING ROOM

18'4" x 16'2" (5.59 x 4.93)

Double glazed obscure window to side. Double glazed French doors to rear. Fireplace. Two radiators. Television and internet points for fibre broadband.

KITCHEN/BREAKFAST ROOM

11'11" x 9'0" (3.65 x 2.76)

Double glazed window to rear. Fitted with a range of wall and base units with worksurfaces incorporating circular sink and drainer unit. Electric oven, grill, Electric hob and extractor hood. Space for fridge and freezer. Radiator. Glass inset panelled door to utility room.

UTILITY ROOM

8'9" x 5'2" (2.68 x 1.58)

Double glazed window to rear and door to side. Fitted base units with worksurfaces. Sink drainer unit. Plumbing for washing machine and dishwasher. Central heating boiler.

DINING ROOM

12'0" x 8'11" (3.66 x 2.74)

Double glazed window to side. Radiator. French doors to entrance hall.

OFFICE / FAMILY ROOM

10'0" x 8'9" (3.07 x 2.67)

Double glazed window to front. Radiator.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin and storage unit. Radiator. Extractor Fan. Tiled walls and flooring.

FIRST FLOOR LANDING

Dog leg stairs from entrance hall. Access to loft space. Double glazed window to front. Radiator. Airing cupboard.

BEDROOM ONE

15'10" x 9'7" (4.83 x 2.94)

Double glazed window to rear. Radiator. Door to ensuite and dressing room.

ENSUITE / DRESSING ROOM

11'6" x 5'8" (3.51 x 1.74)

Double glazed obscure window to side. Wardrobe storage area. Three piece suite comprising double shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Radiator. Shaver point.

BEDROOM TWO

15'8" x 9'10" (4.78 x 3.00)

Double glazed windows to rear and side. Radiator.

BEDROOM THREE

11'11" x 9'1" (3.65 x 2.77)

Double glazed window to rear. Radiator.

BEDROOM FOUR

11'11" x 8'0" (3.65 x 2.45)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mixer tap and shower over. Wash hand basin and close coupled wc. Radiator. Shaver point.

FRONT GARDEN

Pebbled bedding and paved areas. Steps up to front door. Block paved driveway parking.

DOUBLE GARAGE

18'2" x 16'4" (5.56 x 5)

Two up and over doors. Power and light.

REAR GARDEN

Rear width patio area and lawn with a selection of mature trees, plant and foliage. Outside tap. Gated access to front.

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



Road Map



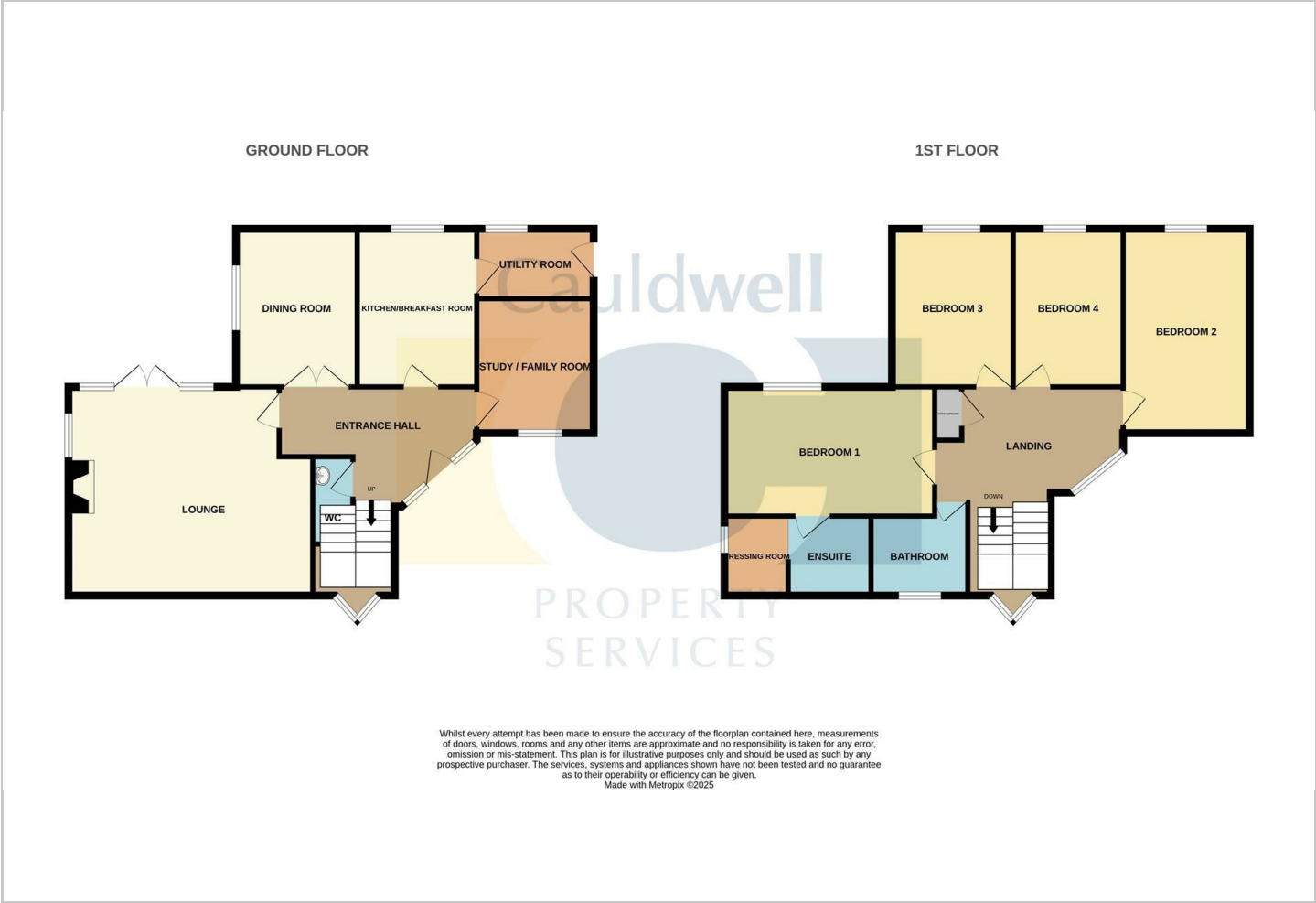
Hybrid Map



Terrain Map



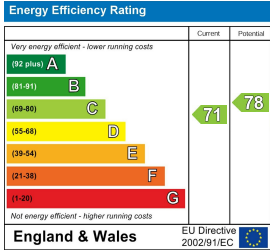
Floor Plan



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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