



# Cauldwell

PROPERTY SERVICES



## 11 Wensleydale Crescent

Oakridge Park, Milton Keynes, MK14 6GX

Offers In Excess Of £415,000





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### ENTRANCE

Entrance through front door into entrance hall. Stairs to first floor. Door to study. Door to living room. Door to kitchen dining room. Under stair storage cupboard. Radiator. Skimmed ceiling.

### DOWNSTAIRS CLOAKROOM

Refitted two piece suite. Low level wc. Wash hand basin with splash back tiles and stainless steel mixer tap. Frosted double glazed window to the rear.

### LIVING ROOM

9'7" x 15'8" (2.94 x 4.79)

Dual aspect. Double glazed window to the front. Double glazed French doors with double glazed window either side to the rear. Two radiators. Skimmed ceiling.

### KITCHEN DINING ROOM

15'6" x 11'5" (4.73 x 3.48)

Narrowing to 2.70m, Refitted kitchen, fitted with a range of soft closing wall and base units, roll top work surfaces incorporating a one and a half stainless steel sink and drainer with mixer tap. Built in double oven with four ring gas hob and extractor hood. Integrated fridge freezer, integrated dishwasher and plumbing for washing machine. Dual aspect. Double glazed window to the front, double glazed French door to the rear. Radiator. Tiled floor. Wall mounted boiler inside cupboard surround. Skimmed ceiling with inset lighting.

### STUDY

8'1" x 8'0" (2.47 x 2.45)

Maximum measurements. Double glazed window to the front. Radiator. Skimmed ceiling.

### FIRST FLOOR LANDING

Doors to all rooms. Double glazed window to the front. Airing cupboard. Storage cupboard. Loft access. Skimmed ceiling.

### BEDROOM ONE

9'8" x 9'11" (2.96 x 3.03)

Measurements up to two double door built in cupboards. Double glazed window to the front. Skimmed ceiling with inset lighting. Door to refitted en-suite.

### EN-SUITE

Refitted en-suite. tiled shower cubicle with wall mounted shower. Low level wc. Wash hand basin with mixer tap and cupboard surround. Chrome towel rail. Skimmed ceiling with inset lighting. Frosted double glazed window to the rear. Tiled walls,

### BEDROOM TWO

11'5" x 8'7" (3.50 x 2.63)

Double glazed window to the front. Skimmed ceiling. Radiator.

### BEDROOM THREE

6'7" x 10'9" (2.02 x 3.28)

Measured to widest point. Double glazed window to the rear. Radiator. Skimmed ceiling.

### FAMILY BATHROOM

Refitted three piece suite, bath with shower over, inset mixer tap and shower attachment. Low level wc, wash hand basin with mixer tap and cupboard surround. Chrome towel rail. Tiled walls. skimmed ceiling with inset lighting. Extractor.

### REAR GARDEN

Enclose rear garden laid mainly to artificial lawn. Patio

area. Decking area. Brick wall and wooden fence panel surround. service door to single garage. outside lighting, outside power, outside tap.

### **SINGLE GARAGE**

Up and over door with power and light and hardstanding driveway.

### **FRONT**

Front garden laid to lawn with picket fence surround and gated access. Storm porch.

### **COUNCIL TAX BAND**

Council tax band D. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

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.

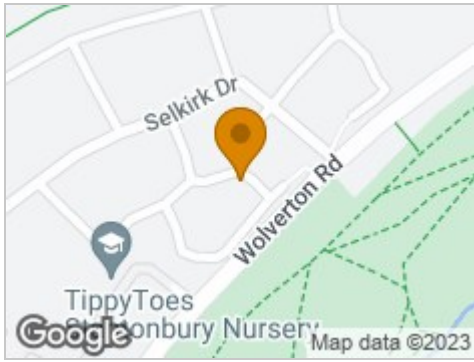
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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## Road Map



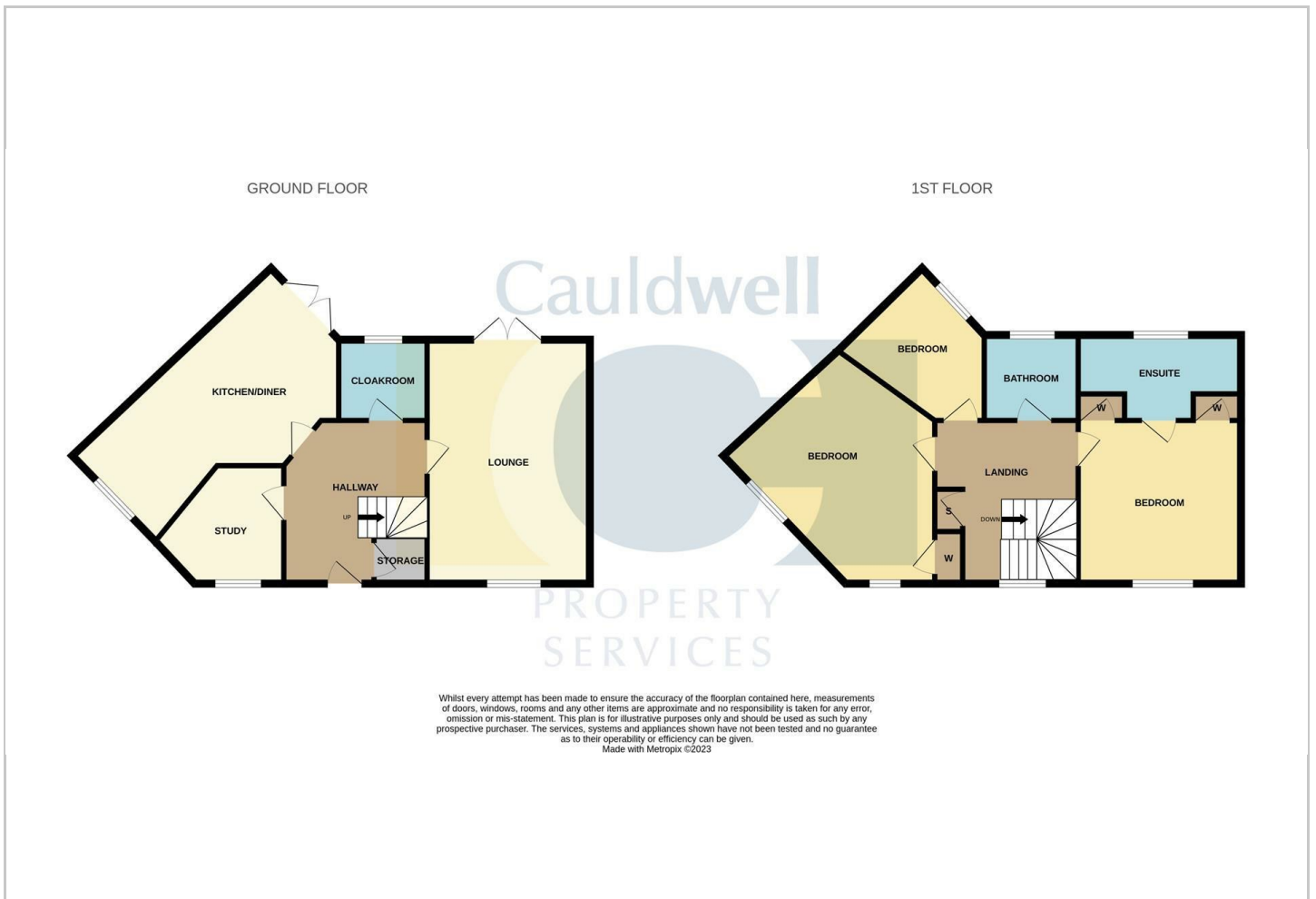
## Hybrid Map



## Terrain Map



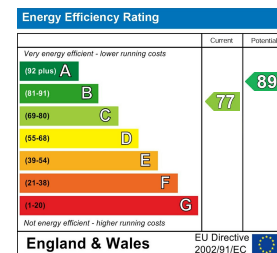
## Floor Plan



## Viewing

Please contact our Cauldwell Property Services LTD 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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