Cauldwell

PROPERTY SERVICES

105 Favell Drive

Furzton, Milton Keynes, MK4 1AY

£370,000

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ENTRANCE HALL
Double glazed obscure window to front. UPVC door to side. Door to living room.

LIVING ROOM
13'11" x 11'1" (4.25 x 3.38)
Double glazed window to front. Radiator. Internet and television point. Stairs to first floor landing. Arch to dining room/study area.

DINING/STUDY AREA
15'9" x 11'0" (4.81 x 3.36)
Double glazed patio doors to rear. Radiator. Door to kitchen.

KITCHEN
14'11" x 8'1" (4.57 x 2.48)
Double glazed window to rear. Fitted wall and base units with worksurfaces. One and half bowl sink drainer unit. Plumbing for washing machine and dishwasher. Gas cooker point. Radiator. . Space for fridge freezer. Sliding door to rear lobby

REAR LOBBY
Double glazed door to side. Integral door to garage and cloakroom.

CLOAKROOM
Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

INTEGRAL GARAGE
18'0" x 8'4" (5.50 x 2.55)
Up and over door to front. Power and lighting. Combination boiler. Door to rear lobby.

FIRST FLOOR LANDING
Stairs from living room. Access to loft space. Overstairs stoage area.

BEDROOM ONE
12'4" x 10'11" (3.77 x 3.35)
Double glazed window to rear. Radiator.

BEDROOM TWO
10'5" x 11'1" max into recess (3.18 x 3.40 max into recess)
Double glazed window to front. Radiator.

BEDROOM THREE
8'4" x 8'3" (2.56 x 2.53)
Double glazed window to front. Radiator.

BATHROOM
8'4" x 8'5" (2.55 x 2.58)
Double glazed window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Storage cupboard. Radiator.

FRONT GARDEN.
Laid to lawn with path to front. Hardstanding driveway parking.

REAR GARDEN
Laid mainly to lawn with rear width patio area, mature trees, plants and foliage. Gated access to front.

All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within

Tel: 01908 304480

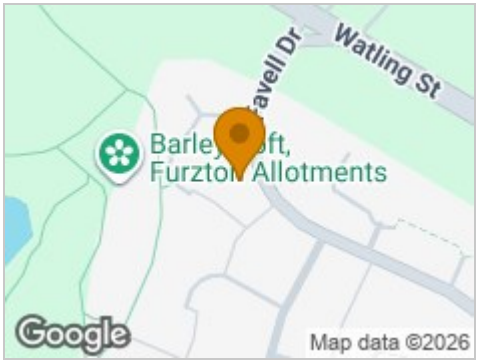
these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up 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

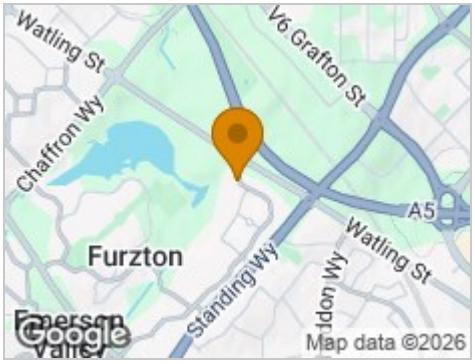
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Road Map



Hybrid Map

Terrain Map

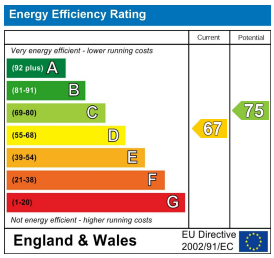


Floor Plan

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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