



# Cauldwell

PROPERTY SERVICES



## 24 Tower Drive

Neath Hill, Milton Keynes, MK14 6HY

£420,000



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## ENTRANCE

Entrance through front door into entrance porch, double glazed windows to the front, coat storage cupboard. Door to entrance hall. Stairs to first floor landing, two under stair storage cupboards, LVT flooring, LED lighting.

## LIVING ROOM

13'8" x 10'8" (4.19 x 3.26)

Double glazed window to the front. TV and telephone connection points. Radiator.

## KITCHEN/DINING ROOM

16'7" x 9'3" (5.06 x 2.84)

Double glazed windows to the rear, double glazed French doors to the rear. Refitted Wren kitchen fitted with a range of wall and base units and worksurfaces. One and a half stainless steel sink and drainer with mixer tap, under cupboard lighting. Bosch electric oven with four ring Bosch gas hob with extractor over. Integrated Bosch dishwasher, integrated Bosch fridge. Radiator. LVT flooring. LED lighting.

## BEDROOM FOUR/FAMILY ROOM

13'3" x 7'11" (4.05 x 2.43)

Double glazed window to the front. Underfloor heating. LED lighting, LVT flooring.

## ENSUITE SHOWER ROOM

Double shower cubicle with mains shower and additional shower attachment and panelled walls. Wash hand basin with mixer tap set into vanity unit, low level wc with recessed cistern. Extractor fan, automatic LED lighting and under floor heating.

## UTILITY ROOM

6'9" x 6'3" (2.08 x 1.92)

Double glazed window to the rear. Frosted double glazed door to the rear. Wall and base units, worksurfaces. Stainless steel sink and drainer with mixer tap. Wall mounted combination boiler, plumbing for washing machine, space for tumble dryer in enclosed unit. Space for fridge. under floor heating.

## FIRST FLOOR LANDING

Stairs from the first floor, Access to boarded loft space with drop down ladder. Storage cupboard.

## BEDROOM ONE

11'10" x 9'10" (3.62 x 3.0)

Maximum measurements. Double glazed window to the rear. Built in wardrobes with mirrored sliding doors. Radiator.

## BEDROOM TWO

11'5" x 8'3" (3.48 x 2.54)

Double glazed window to the front. Radiator.

## BEDROOM THREE

8'6" x 8'1" (2.60 x 2.48 )

Double glazed window to the front. Radiator.

## BATHROOM

Frosted double glazed window to the front. Refitted suite offering double shower cubical with wall mounted shower and additional hand shower attachments. Low level wc, wash hand basin with mixer tap set into vanity unit. Heated towel rail, part marble tiled walls.

## FRONT GARDEN

Laid to lawn, small hedge border to front. Driveway parking for two vehicles leading to front of house.

## REAR GARDEN

Rear width patio leading to lawn area. decking with raised flower beds.

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

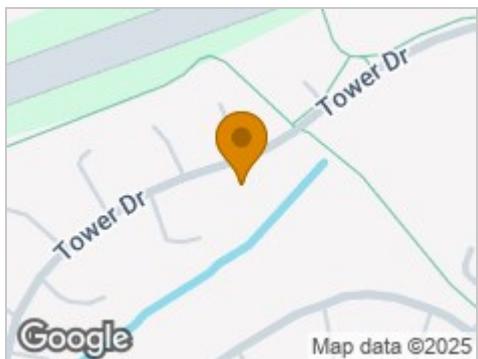
and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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## Road Map



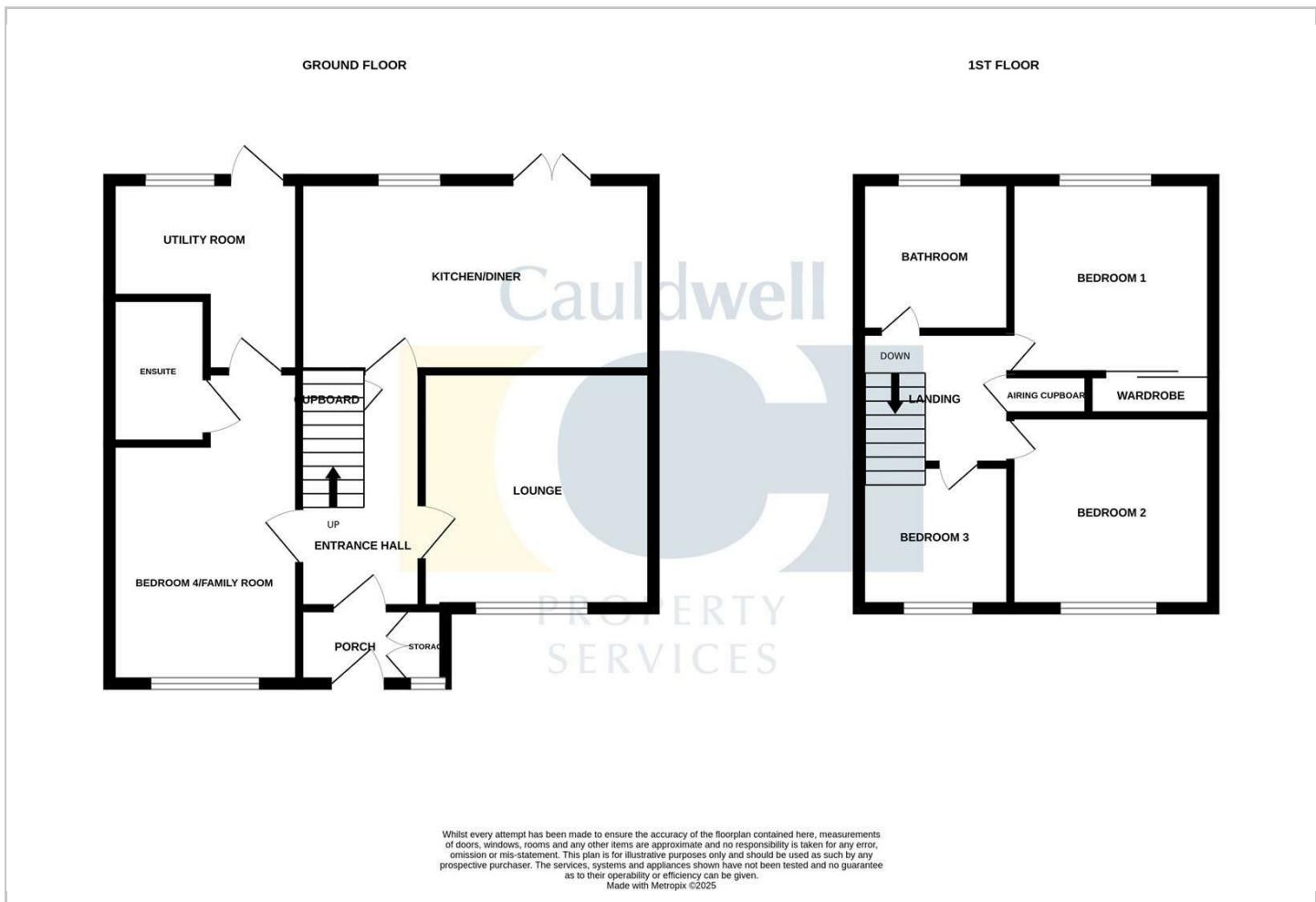
## Hybrid Map



## Terrain Map



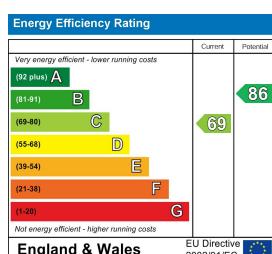
## Floor Plan



## Viewing

Please contact our Cauldwell Property 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.