

Cauldwell

PROPERTY SERVICES



1 Beaumaris Grove

Shenley Church End, Milton Keynes, MK5 6EW

Offers Over £925,000



1 Beaumaris Grove

Shenley Church End, Milton Keynes, MK5 6EW

Offers Over £925,000



ENTRANCE PORCH

Door to entrance hall.

ENTRANCE HALL

Front entrance door. Door to living room, family room, shower room and kitchen/diner.

SHOWER ROOM

Three piece suite comprising shower cubicle with wall mounted shower, low level wc and wash hand basin with mixer tap. Radiator. Part tiled walls. Tiled flooring.

LIVING ROOM

27'3" x 16'1" (8.31 x 4.92)

Triple aspect room with double glazed windows to side, double glazed bay window to front. Wooden flooring. Radiator.

KITCHEN

27'3" x 9'1" (8.31 x 2.78)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Integrated oven, hob and extractor. Plumbing for washing machine. Space for fridge freezer. Double glazed window to rear.

FAMILY ROOM

12'5" x 14'5" (3.8 x 4.4)

Triple aspect room. Wooden flooring. Radiator.

DINING ROOM

18'0" x 9'10" (5.5 x 3.0)

BEDROOM FIVE

17'8" x 8'10" (5.4 x 2.7)

Double glazed window to side. Radiator.

FIRST FLOOR LANDING

Stairs to second floor. Doors to bedroom one and two.

BEDROOM ONE

12'8" x 12'0" (3.87 x 3.67)

Double glazed window to side. Radiator. Door to ensuite.

ENSUITE

Three piece suite comprising panelled bath, low level wc and wash hand basin. Radiator. Frosted double glazed window to side.

BEDROOM TWO

12'5" x 11'9" (3.8 x 3.6)

Double glazed window to side. Radiator. Door to ensuite.

ENSUITE

Three piece suite comprising panelled bath, low level wc and wash hand basin. Radiator. Frosted double glazed window to side.

SECOND FLOOR LANDING

| (|)

Doors to bedrooms three and four.

BEDROOM THREE

14'9" x 12'5" (4.5 x 3.8)

Double glazed window to side. Radiator. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Radiator. Frosted double glazed window to side.

BEDROOM FOUR

14'9" x 12'5" (4.5 x 3.8)

Double glazed window to side. Radiator. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin.

REAR GARDEN

Enclosed and secluded rear garden with patio area.

FRONT GARDEN

Driveway to garage.

DOUBLE GARAGE

Double up and over doors.

COUNCIL TAX BAND

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

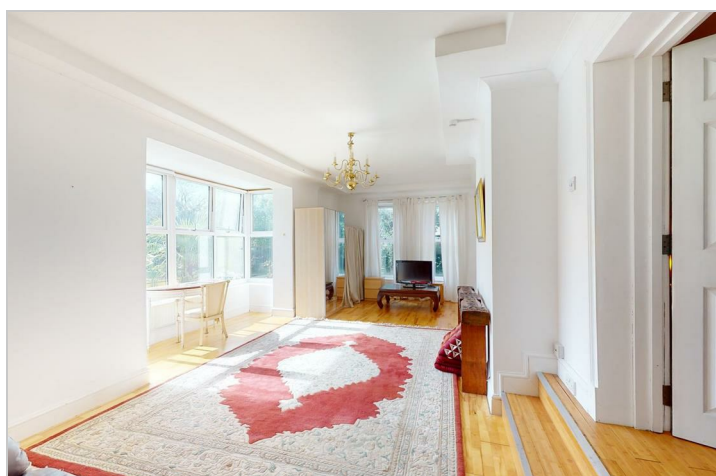
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their 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.

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.

We routinely refer customers to Franklins solicitors, Key Conveyancing 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



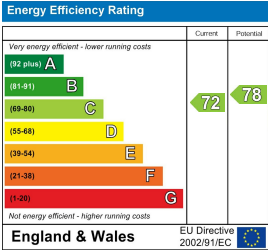
Floor Plan



Viewing

Please contact our Cauldwell Property Services LTD 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.