



Cauldwell

PROPERTY SERVICES



2 Hereford Way, Milton Keynes, MK8 1AB Offers Over £440,000

CAULDWELL are delighted to offer for sale this modern double-fronted detached family home, pleasantly situated within the highly regarded Whitehouse development on the south-west side of Milton Keynes.

This attractive property offers well-balanced and contemporary accommodation throughout. The ground floor comprises a welcoming entrance hall, a convenient downstairs cloakroom, and a spacious dual-aspect lounge providing an excellent space for relaxation. The heart of the home is the quality kitchen/dining room, fitted with a range of integrated appliances, stylish cabinetry and granite work surfaces, creating both a practical and sociable environment. French doors open directly onto the rear garden, allowing for seamless indoor-outdoor living and making the space ideal for entertaining.

To the first floor, the property offers four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom, all finished to a high standard in keeping with the home's contemporary design.

Outside, there is an enclosed rear garden providing a safe and private space for families and outdoor enjoyment. To the side of the property is off-road parking, offering convenience and practicality.

Whitehouse is one of Milton Keynes' most sought-after newer developments, known for its thoughtfully planned layout, green open spaces and strong sense of community. The area benefits from attractive parkland,

ENTRANCE HALL

Entrance door. Door to living room. Understairs storage cupboard. Skimmed ceiling. Stairs to first floor. Door to utility cloakroom.

UTILITY CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Part tiled. Tiled flooring. Radiator. Frosted double glazed window to rear. Plumbing for washing machine. Granite worksurface with storage shelving above. Extractor fan. Skimmed ceiling. Radiator.

KITCHEN/DINER 18'0" x 11'5" into bay (5.49 x 3.48 into bay)

Double glazed bay window to front. Double glazed French doors to garden and double glazed window to side.

KITCHEN AREA

Fitted with a range of soft close wall and base units with granite worksurface incorporating a one and half bowl sink drainer unit. Built in double oven and four ring gas hob with extractor. Built in fridge freezer and dishwasher. Under unit lighting. Concealed wall mounted boiler. Skimmed ceiling with spot lights. Two double panelled radiators. Tiled flooring.

LIVING ROOM 18'1" x 11'0" (5.51 x 3.35)

Dual aspect room with double glazed bay window to front and two double glazed windows to side. Double panelled radiator. Television point. Telephone point. Skimmed ceiling with spot lights.

FIRST FLOOR LANDING

Doors to all rooms. Dual aspect with double glazed windows to front and rear. Loft access. Skimmed ceiling

MASTER BEDROOM 12'4" x 11'7" into bay (3.76 x 3.53 into bay)

Double glazed bay window to front. Double panelled radiator. Skimmed ceiling. Door to Ensuite. Television point. Telephone point.

ENSUITE

Three piece suite comprising double tiled shower cubicle and shower, low level wc and wash hand basin. Tiled flooring. Tiled walls. Heated towel rail. Extractor. Shaver point. Skimmed ceiling with spot lights. Frosted double glazed window to side.

BEDROOM TWO 10'9" x 10'9" (3.28 x 3.28)

Dual aspect with double glazed window to side and front. Double panelled radiator. Skimmed ceiling.

BEDROOM THREE 10'9" x 6'9" (3.28 x 2.06)

Double glazed window to side. Radiator. Skimmed ceiling.

BATHROOM

Three piece suite comprising panelled bath with mixer tap and shower over, low level wc and wash hand basin. Heated towel rail. Tiled walls and flooring. Skimmed ceiling with spot lights. Extractor. Frosted double glazed window to rear.

REAR GARDEN

Enclosed rear garden with lawn and patio area. Gated side access. Brick and wooden fence surround. Garden shed. Outside tap. Power supply.

SIDE

Allocated parking for two vehicles.

ESTATE CHARGE

The homeowner advises us that there is an estate fee payable of £180 pa, the freehold management pack will be available via solicitors.

1. Measurements

All measurements are approximate.

The area measurements are taken from the government EPC register.

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.

2. Vendor Approval

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.

3. Mortgage

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.

4. Solicitors

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

5. Anti Money Laundering Verification checks

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.

Floor Plan

GROUND FLOOR

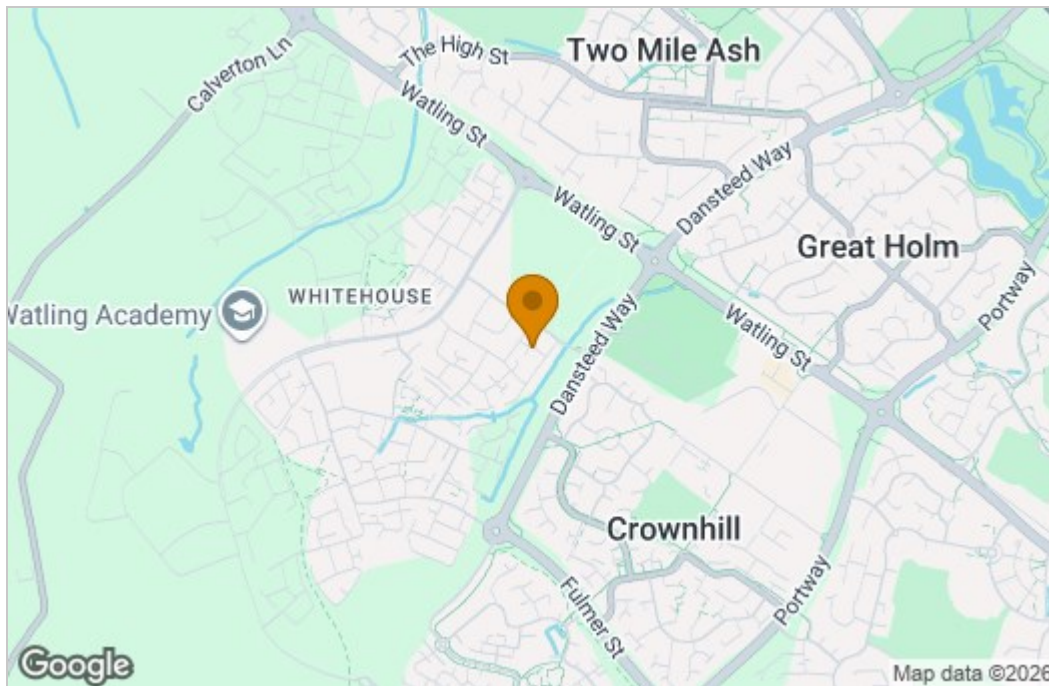
1ST FLOOR



TOTAL FLOOR AREA : 958sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.