Cauldwell

PROPERTY SERVICES

128 Westbury Lane

, Newport Pagnell, MK16 8PN

£435,000

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ENTRANCE PORCH
Double glazed door and window to front and side. Glass panelled door to living room.

LIVING ROOM
15'8" x 10'4" (4.79 x 3.17)
Double glazed window to front. Radiator. Electric fireplace. Television point. Telephone point Stairs to first floor landing. Door to second reception/bedroom five. Door to kitchen.

RECEPTION 2/BEDROOM FIVE
16'2" x 7'4" (4.94 x 2.24)
max - restricted head height
Double glazed window to front. Radiator.

KITCHEN
10'11" x 7'4" (3.33 x 2.26)
Double glazed window to rear. Fitted wall and base units with worksurfaces incorporating sink drainer and mixer tap. Electric oven, five ring induction hob. Space for under counter fridge. Plumbing for dishwasher. Door to utility room. Arch to dining/family room.

DINING/FAMILY ROOM
17'5" x 10'1" max (5.32 x 3.09 max)
Double glazed window to rear and double glazed door to side. Two radiators.

UTILTIY ROOM
8'8" x 7'2" (2.66 x 2.20)
Double glazed window and door to rear. Fitted wall and base units with worksurfaces. Double sink with mixer. Plumbing for washing machine. Space for tumble dryer. Radiator. Space for under counter freezer. Door to shower room and bedroom four.

SHOWER ROOM
Double glazed obscure window to side. Three piece suite comprising shower cubicle with electric shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. LED lighting.

BEDROOM FOUR
10'4" x 8'3" (3.15 x 2.54)
Double glazed sky light window to side with fitted electric blind. Radiator. Cupboard housing boiler.

FIRST FLOOR LANDING
Stairs from living room. Radiator to half landing. Access to boarded loft space via drop down ladder.

BEDROOM ONE
15'1" x 7'1" (4.62 x 2.17)
Double glazed window to front. Radiator. Air conditioning unit.

BEDROOM TWO
11'7" x 7'7" max (3.54 x 2.33 max)
'L' shaped room
Double glazed window to rear. Radiator. Airing cupboard.

BEDROOM THREE
9'1" x 8'9" (2.79 x 2.69)
Double glazed window to front. Radiator.

BATHROOM
Double glazed obscure window to rear. Three piece suite comprising bath with electric shower and screen, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Radiator.

Tel: 01908 304480

REAR GARDEN

Laid to artificial lawn with patio, flower beds, timber shed. raised decking area. Timber cabin with fireplace. Gated access to side. Outside tap..

FRONT GARDEN

Shingle stone and block paved driveway parking for two / three vehicles. Storage garage with roller door to front.

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.

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

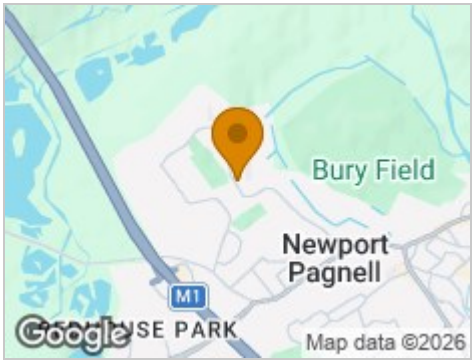
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

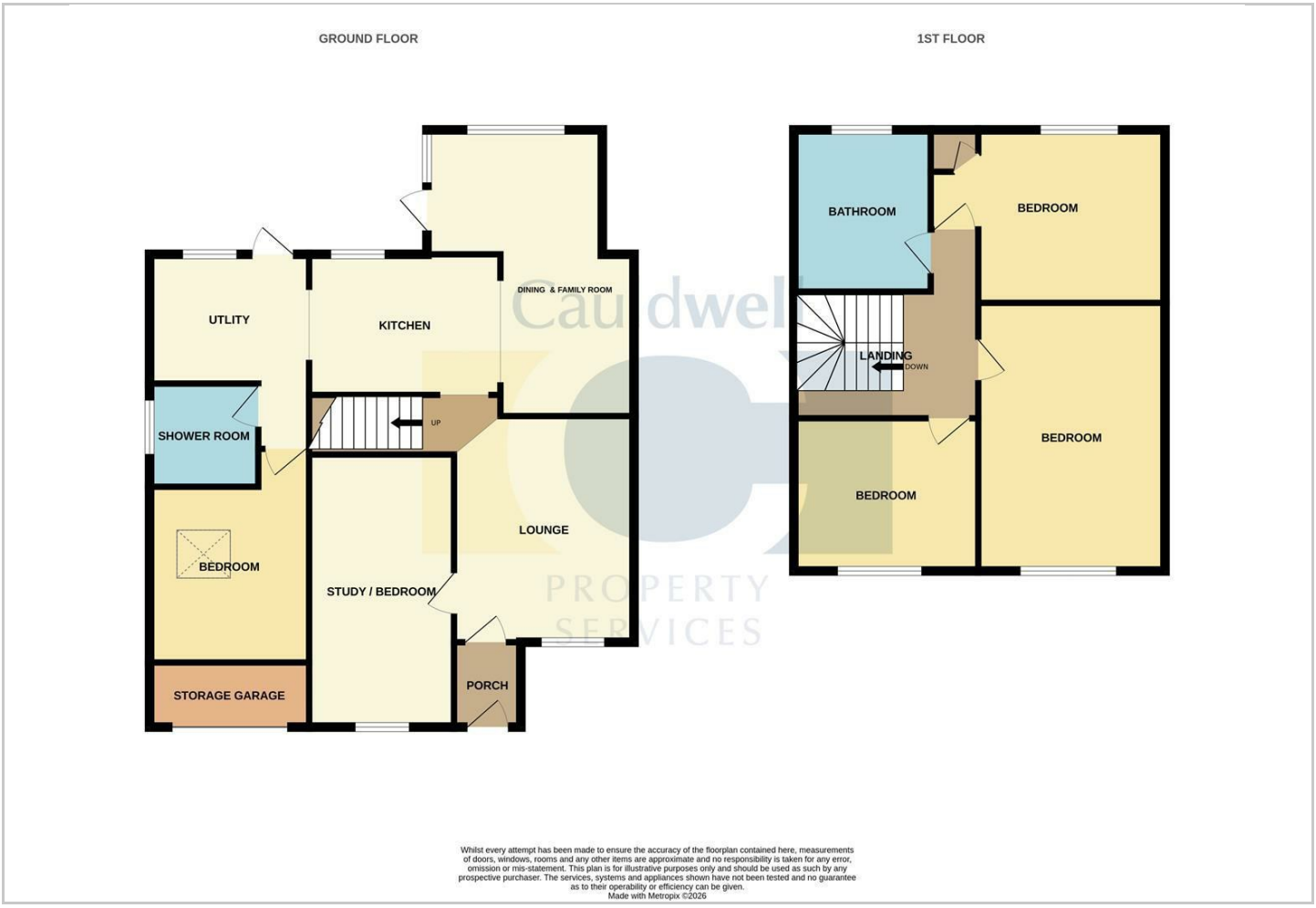
Road Map

Hybrid Map

Terrain Map



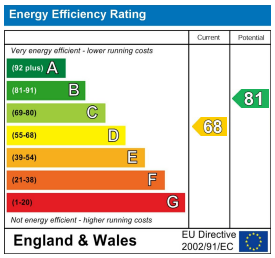
Floor Plan



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.

The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk