



Cauldwell

PROPERTY SERVICES



17 Goldhawk Road

Monkston Park, Milton Keynes, MK10 9PA

£685,000



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ENTRANCE HALL

14'4" x 6'10" (4.37 x 2.1)

Double glazed composite door to front. Ceramic tiled flooring. Radiator. Stairs to first floor landing.

LIVING ROOM

22'11" x 11'5" (7.01 x 3.50)

Double glazed window to front. Double glazed French doors to rear. Television point. Two radiators. Ceramic tiled flooring. Double doors to kitchen/dining room.

KITCHEN/DINING ROOM

13'5" x 13'0" (4.10 x 3.97)

Double glazed French doors to rear. Re-fitted with a range of wall and base units with Quartz worksurfaces with one and half bowl sink drainer and filter water tap. Electric grill oven, four ring hob and extractor hood. Integral fridge freezer and dishwasher. Under unit lighting. Radiator. Ceramic tiled flooring. Radiator. Door to utility room.

UTILITY ROOM

Re-fitted with a range of wall and base units with Quartz worksurfaces. Plumbing for washing machine. Sink drainer unit. Wall mounted combination boiler. Extractor fan. Ceramic tiled flooring. Radiator.

STUDY

8'0" x 6'1" (2.44 x 1.86)

Double glazed window to front. Ceramic tiled flooring.

CLOAKROOM

Re-fitted suite comprising close coupled wc and recess cistern and wash hand basin in vanity surround. Tiled walls. Radiator. Extractor fan. Fitted mirror. Ceramic tiled flooring.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to front. Radiator. Stairs to second floor landing.

BEDROOM TWO

12'11" x 11'5" (3.94 x 3.50)

Double glazed window to rear. Radiator.

BEDROOM THREE

13'0" x 8'9" (3.97 x 2.68)

Double glazed window to rear. Radiator. Sliding door to ensuite.

ENSUITE

Three piece suite comprising shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Wall mounted cabinet with mirror. Extractor fan. Heated towel rail. LED lighting. Tiled walls and flooring.

BEDROOM FIVE

11'5" x 9'8" (3.49 x 2.97)

Double glazed window to front. Radiator. Internet connection point.

BATHROOM

10'2" x 6'0" (3.11 x 1.83)

Suite comprising bath with hand shower attachment and mains shower with screen, close coupled wc and wash hand basin in vanity surround. Wall mounted cabinet. Extractor fan. Heated towel rail. LED lighting. Double glazed obscure window to front. Tiled walls and flooring.

SECOND FLOOR LANDING

Stairs from first floor. Access to loft space.

BEDROOM ONE

23'0" x 11'5" (7.02 x 3.50)

Double glazed window to front and rear. Two radiators. Door to ensuite

ENSUITE

10'6" x 5'11" (3.22 x 1.81)

Double glazed obscure window to front. Re-fitted suite comprising walk in shower with two mains shower heads and additional hand shower attachment and shelving, close coupled wc, his and hers wash basins in vanity surround. Two wall mounted cabinets. LED lighting. Extractor fan. Heated towel rail. Tiled walls and flooring with under floor heating.

BEDROOM FOUR

13'0" x 8'9" (3.98 x 2.67)

Double glazed window to rear. Radiator. Sliding door to ensuite.

Tel: 01908 304480

ENSUITE

Three piece suite comprising shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Wall mounted medicine cabinet with mirror. Extractor fan. Heated towel rail. Tiled walls and flooring.

FRONT GARDEN

Low maintenance artificial lawn and driveway parking to side leading to garage, .

GARAGE

Up and over door to front. Power and light. Personal door to rear garden.

REAR GARDEN

Rear patio area leading to artificial lawn to side and part walled to front with additional bin storage area. Personal door to garage. Outside tap. 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 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.

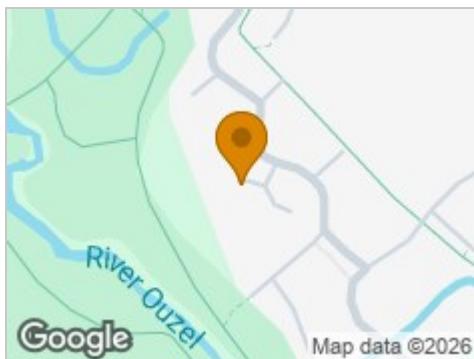
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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