



# Cauldwell

PROPERTY SERVICES



## 2 Swan Hunter Close

Brooklands, Milton Keynes, MK10 7GF

£579,995



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## ENTRANCE HALL

Double glazed composite door to front. Coat and shoe storage cupboard with internet connection point. Radiator. Stairs to first floor landing. Tiled flooring.

## LIVING ROOM

21'2" x 11'8" into bay (6.46 x 3.56 into bay)

Double glazed bay window to front with fitted shutters. Double glazed French doors and windows to rear. Two radiators. Television point. Door to kitchen/dining room.

## KITCHEN/DINING ROOM

16'6" x 14'1" (5.04 x 4.30)

Double glazed window and double glazed French doors to rear. Fitted wall and base units with worksurfaces incorporating sink drainer unit. Electric oven. Electric grill oven, six ring gas hob with extractor over. Integral fridge freezer and dishwasher. Tiled flooring. Radiator. Understairs storage cupboard. Door to utility room.

## UTILITY ROOM

9'5" x 5'1" (2.88 x 1.57)

Double glazed window to front and double glazed door to side. Fitted wall and base units with worksurfaces. Wall mounted central heating boiler. Plumbing for washing machine. Space for tumble dryer. Radiator. Extractor fan. Tiled flooring.

## CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan. Tiled flooring.

## FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space. Radiator. Airing cupboard. Overstairs storage cupboard.

## BEDROOM ONE

10'7" x 9'11" (3.25 x 3.03)

Double glazed window to rear. Built in wardrobes with mirror sliding doors. Radiator. Television point. Door to ensuite.

## ENSUITE

Double glazed obscure window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Extractor fan.

## BEDROOM TWO

11'10" x 10'5" max (3.62 x 3.18 max)

Double glazed window to front. Radiator. Built in wardrobes.

## BEDROOM THREE

10'1" x 8'8" (3.09 x 2.65)

Double glazed window to rear. Radiator. Built in wardrobes.

## BEDROOM FOUR

9'10" x 7'1" (3.02 x 2.16)

Double glazed window to front. Radiator.

## BATHROOM

Double glazed obscure window to front. Four piece suite comprising bath with mixer tap, shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Extractor fan.

## FRONT GARDEN

Pebbled front garden area with mature trees and hedge borders.

## GARAGE AND DRIVEWAY

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

## REAR GARDEN

Rear width patio area extending to side and leading to lawn area with a selection of mature flower beds and borders. Additional patio area. Fruit trees and lawn wrapping behind and side of garage.

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.

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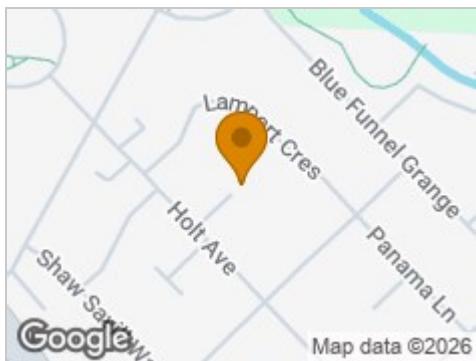
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted,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



## Road Map



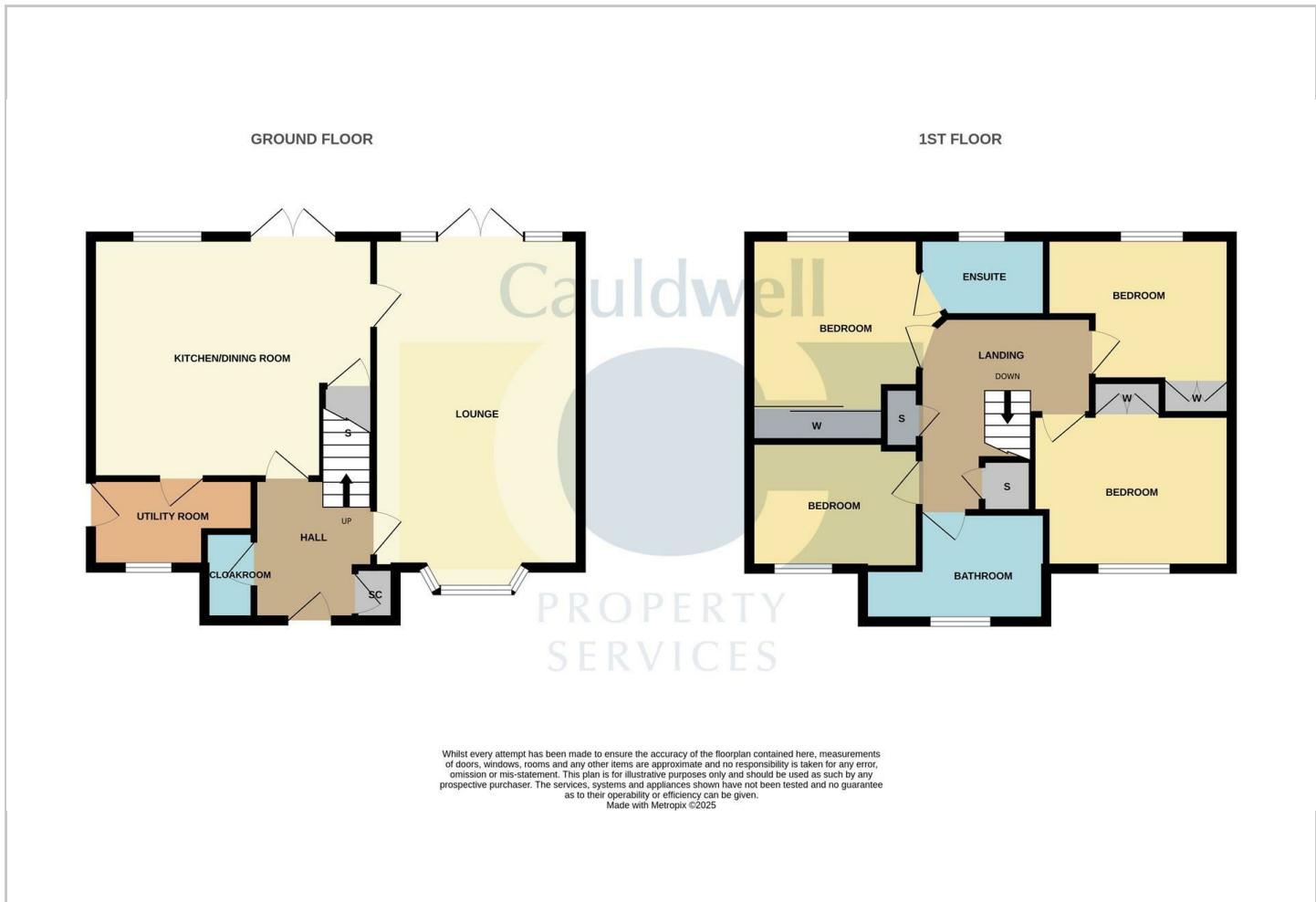
## Hybrid Map



## Terrain Map



## Floor Plan

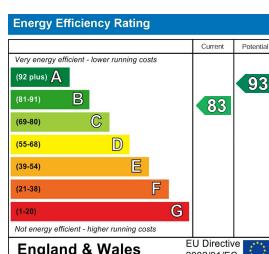


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## 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



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