Cauldwell

PROPERTY SERVICES

10 Hartdames, Milton Keynes, MK5 7HP

£289,995

CAULDWELL are delighted to offer for sale this well presented two double bedroom home, situated within the highly sought-after area of Shenley Brook End and offered to the market with no upper chain.

The accommodation briefly comprises an entrance area leading to a fitted kitchen with integrated appliances, and a spacious lounge/dining room providing an ideal space for both relaxing and entertaining, with access to the enclosed rear garden.

To the first floor there are two generous double bedrooms and a family bathroom fitted with a shower.

Outside, the property benefits from a private enclosed rear garden, perfect for outdoor enjoyment, along with a driveway providing off-road parking.

Further benefits include its location within the popular Shenley Brook End School catchment, making it an excellent choice for families, as well as convenient access to local amenities, schooling and transport links.

Energy Rating: TBCCouncil tax band: B
Energy rating: D

ENTRANCE HALL
Stairs to first floor. Door to kitchen and lounge diner. Radiator. Frosted double glazed window to front.

LOUNGE/DINER 12'10" x 12'7" (3.93 x 3.84)
Dual aspect room with double glazed window to rear and side. Double glazed sliding patio doors to rear. Understairs storage cupboard. Radiator.

KITCHEN 9'10" 3'3" x 6'0" (3.0 1 x 1.84)
Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in oven, four ring gas hob and extractor. Space for fridge freezer. Plumbing for washing machine. Splash back tiling. Wall mounted boiler. Double glazed window to front.

FIRST FLOOR LANDING
Doors to upstairs rooms. Loft access.

BEDROOM ONE 12'10" x 8'5" (3.93 x 2.57)
Double glazed window to front Radiator. Airing cupboard housing water tank.

BEDROOM TWO 6'11" x 12'10" (2.12 x 3.93)
Double glazed window to rear. Radiator.

BATHROOM
Three piece suite comprising panelled bath, low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to side. Tiled walls.

REAR GARDEN
Enclosed and laid mainly to lawn with patio area. wooden fence surround. Gated access.

FRONT GARDEN
Block paved driveway. Path to front door with storm porch over.

SIDE GARDEN
Laid to lawn.

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.

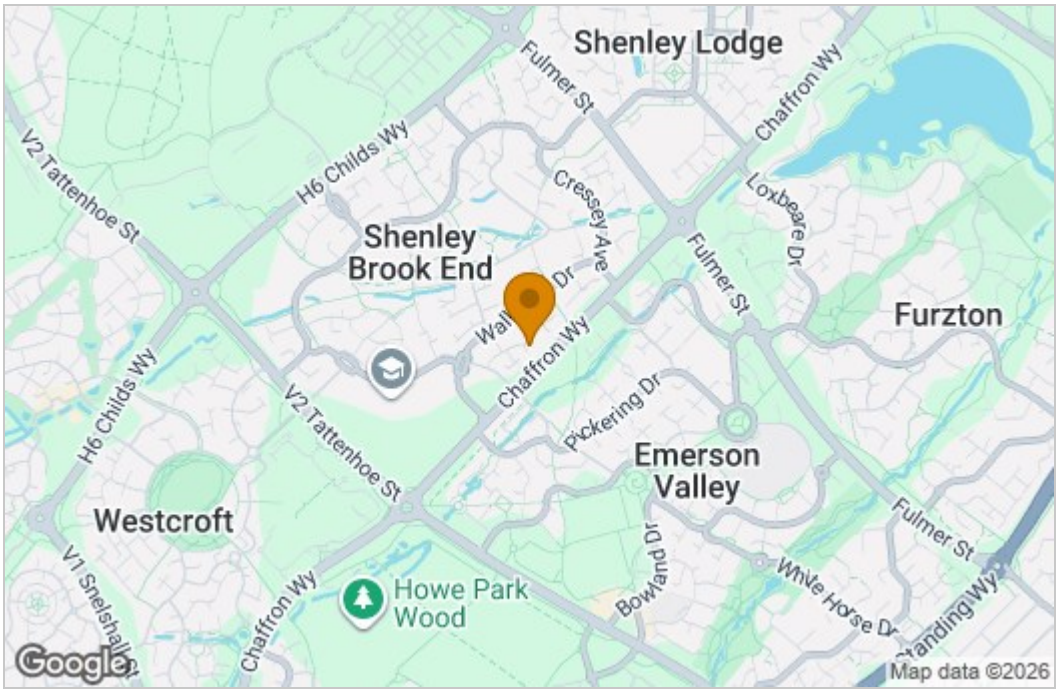
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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

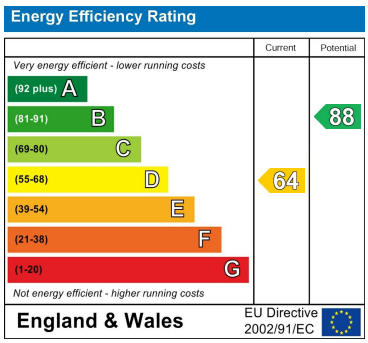
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

Floor Plan

Area Map



Energy Efficiency Graph



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