Cauldwell

PROPERTY SERVICES

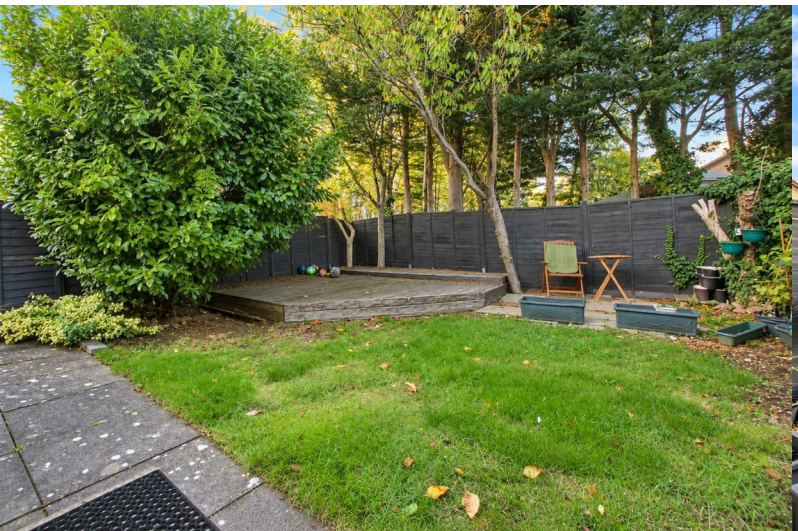


31 Brayton Court

Shenley Lodge, Milton Keynes, MK5 7AH

£325,000

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ENTRANCE PORCH
Entrance through front door into entrance porch. Shoe storage cupboard. Door to living room.

LIVING ROOM
16'9" x 11'9" (5.11 x 3.60)
Double glazed window to the front. Radiator. Electric fireplace. Internet and TV connection points. Archway to dining room. Stairs to first floor landing with under stair storage cupboard. Door way to kitchen.

KITCHEN
8'10" x 7'2" (2.71 x 2.20)
Double glazed window to the rear. Fitted wall and base units with work surfaces. Stainless steel sink and drainer with mixer tap. Electric oven. Extractor hood. Fitted microwave. Plumbing for dishwasher and washing machine. Wall mounted central heating boiler.

DINING ROOM
9'1" x 8'10" (2.77 x 2.71)
Double glazed French doors into conservatory. Radiator. Storage cupboard.

CONSERVATORY
19'1" x 8'11" (5.84 x 2.74)
Double glazed window to rear and side. Power points. Lighting. TV connection. Radiator.

FIRST FLOOR LANDING
Double glazed window to the side. Access to loft space. Airing cupboard.

BEDROOM ONE
8'9" x 9'1" (2.69 x 2.79)
Double glazed window to the rear. Radiator. Wardrobe recess area,

BEDROOM TWO
9'7" x 7'6" (2.93 x 2.31)
Double glazed window to the front. Radiator. Fitted wardrobes. Overhead storage.

BEDROOM THREE
8'9" x 6'7" (2.69 x 2.01)
Double glazed window to front. Radiator. Built in wardrobes. Over head storage cupboards.

FAMILY BATHROOM
Frosted double glazed window to the rear. Bath with mixer tap and electric shower. Wash hand basin. Low level wc. Heated towel rail. Shaver point.

FRONT
Low maintenance. Shingle stone garden area with reeds and palms.

REAR GARDEN
Rear width patio area. Lawn area. Secondary patio area. Raised decking. Mature plants. Flower and bedding areas.

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.

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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.









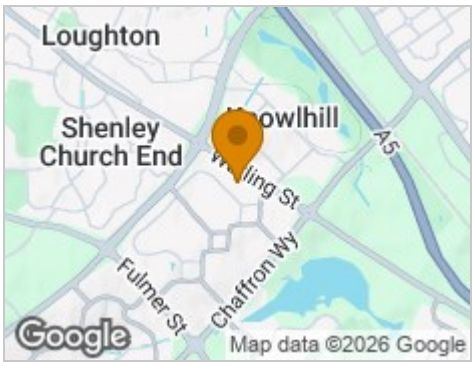
Road Map



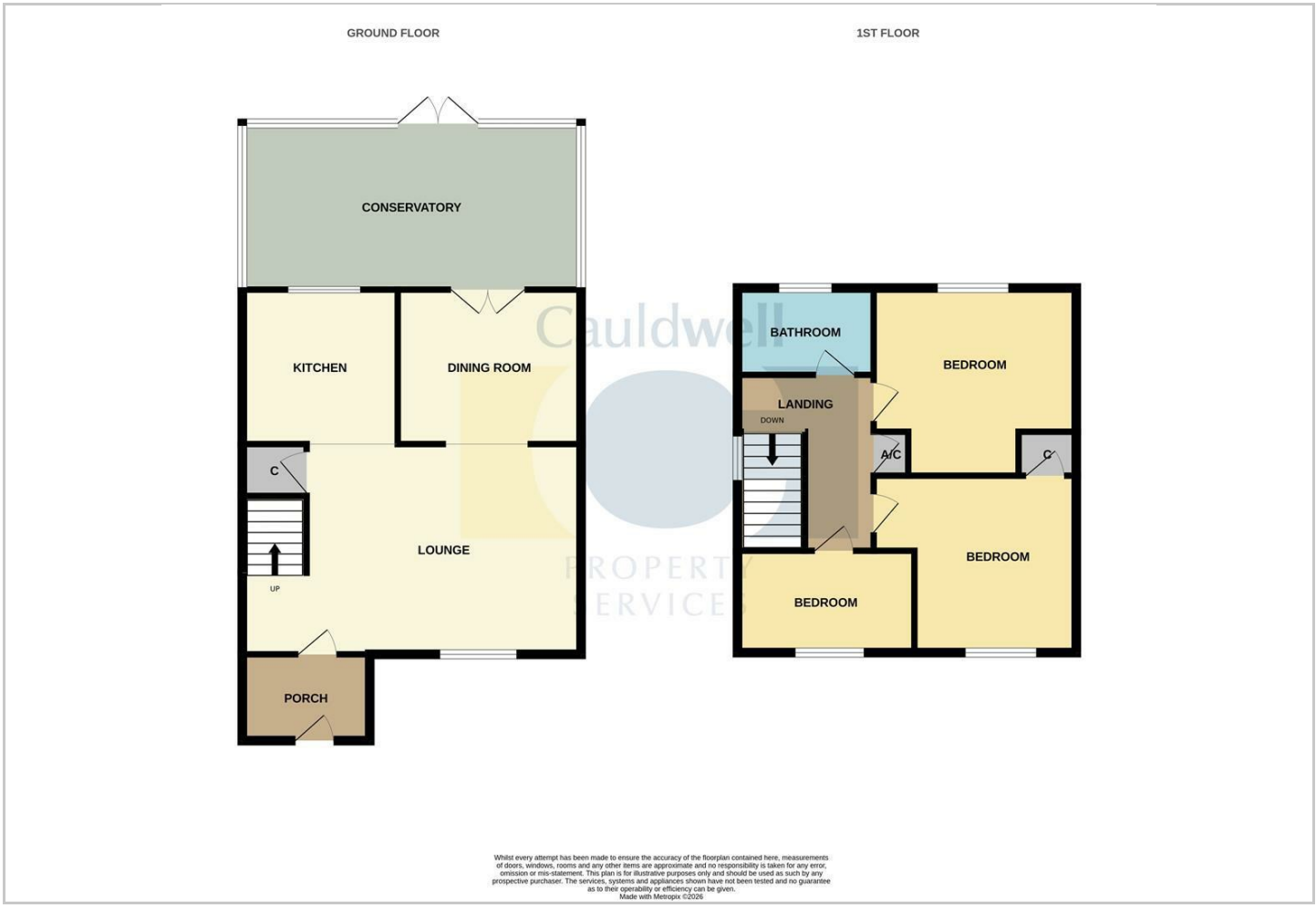
Hybrid Map



Terrain Map



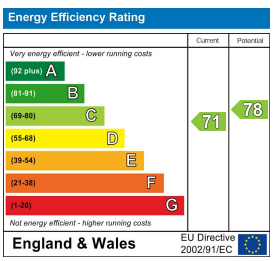
Floor Plan



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.

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