



Cauldwell

PROPERTY SERVICES



5 Wraxall Way

Ashland, Milton Keynes, MK6 4AF

Offers Over £500,000



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ENTRANCE HALL

20'6" x 6'6" (6.25 x 2.0)

Double glazed obscure windows and composite door to front. Wooden flooring. Radiator. Stairs to first floor landing with understairs storage cupboard.

LIVING ROOM

17'6" x 10'10" (5.35 x 3.31)

Double glazed window to front and double glazed patio doors to rear. Double doors to entrance hall. Multiple television points. Internet point. Vertical radiator.

STUDY

10'3" x 7'6" (3.13 x 2.31)

Double glazed windows to front and side. Radiator.

DINING ROOM

10'4" x 9'8" (3.17 x 2.97)

Double glazed window to side. Radiator. Double doors to entrance hall

KITCHEN/BREAKFAST ROOM

13'3" x 10'6" (4.06 x 3.21)

Double glazed windows to rear and side and door to opposite side. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven and grill with four ring induction hob. Space for American style fridge freezer. Integral dishwasher. Wood flooring. Radiator. Central island with base units, worksurfaces and breakfast bar. Door to utility room.

UTILITY ROOM

6'2" x 5'8" (1.88 x 1.73)

Double glazed windows to rear and side. Base unit. Plumbing for washing machine. Space for additional fridge. Wall mounted combination boiler. Wood flooring. Radiator.

CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin. Radiator. Wooden flooring.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to side. Airing cupboard. Access to part boarded loft space.

BEDROOM ONE

17'6" x 11'1" (5.35 x 3.38)

Double glazed window to rear. Double glazed patio doors to Juliette balcony. Built in wardrobes with mirrored sliding doors. Feature panelled wall. Radiator. Door to ensuite.

ENSUITE

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

BEDROOM TWO

13'4" x 10'6" (4.07 x 3.22)

Double glazed windows to rear and side. Radiator.

BEDROOM THREE

10'6" x 9'10" (3.22 x 3.0)

Double glazed windows to front and side. Radiator.

BEDROOM FOUR

10'7" x 7'8" (3.24 x 2.36)

Double glazed window to side. Radiator.

BATHROOM

8'7" x 6'5" (2.64 x 1.98)

Double glazed obscure windows to rear and side.

Three piece suite comprising bath with shower over, close coupled wc and wash hand basin. Radiator. Shaver point. Tiled flooring. Extractor fan.

FRONT GARDEN

Shingle stone bedding area with steps to front door.

REAR GARDEN

Rear width sandstone patio area with path to gated access to rear, shingle stone area and artificial lawn with raised decking area, railway sleeper and timber borders. Walled to one side. Outside tap.

GARAGE AND DRIVEWAY

Up and over door to front. Driveway parking to front of garage. Power, light and roof storage space.

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.

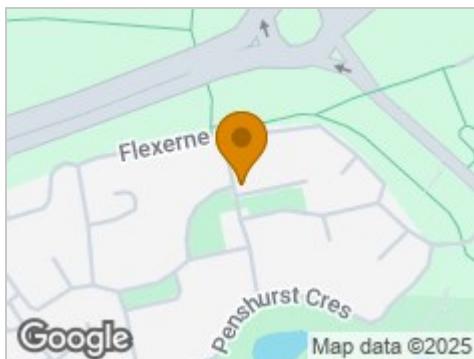
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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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



Road Map



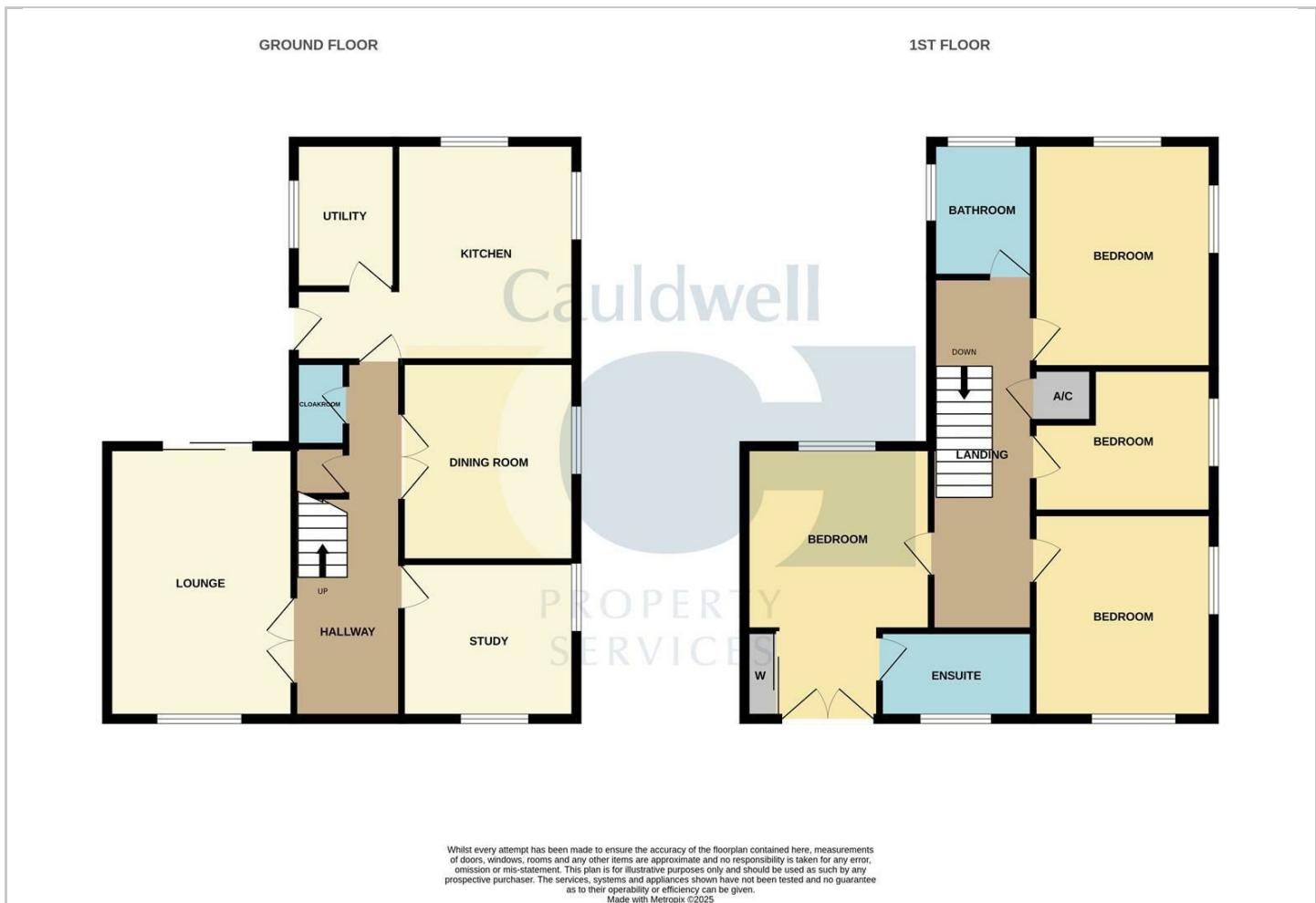
Hybrid Map



Terrain Map



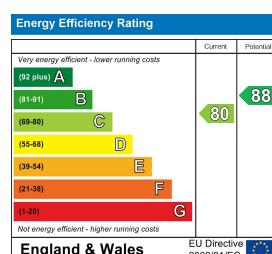
Floor Plan



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



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