Cauldwell

PROPERTY SERVICES

9 Farinton

Two Mile Ash, Milton Keynes, MK8 8ES

Offers Over £535,000

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EXTENDED ENTRANCE HALL

Double glazed UPVC door to front. Double glazed window to side. Radiator. Stairs to first floor landing with understairs storage, shelving and hanging area. Wooden flooring. Glass block feature wall to rear. Internet and telephone point.

CLOAKROOM

Double glazed window to side. Two piece suite comprising close coupled wc and wash hand basin. Radiator. Tiled flooring. Part tiled walls.

LIVING ROOM

21'1" x 10'8" (6.44 x 3.27)

Double glazed window to front. Double glazed oak doors to rear. Two radiators. Multi fuel burning stove with slate hearth. Television point.

KITCHEN/DINING ROOM

21'1" x 10'6" (6.44 x 3.22)

Double glazed windows to front, rear and side. Double glazed door to side. Re-fitted range of wall and base units with oak worksurfaces incorporating one and half bowl sink drainer with mixer. Double electric oven, combi microwave oven, four ring gas hob with extractor hood over. Space for fridge freezer. Integral dishwasher. Under cupboard lighting. Breakfast bar seating area. Under floor heating to wooden flooring. Opening to utility area.

UTILITY AREA

7'4" x 5'9" (2.25 x 1.76)

Fitted wall and base units with worksurfaces and sink drainer unit. Space for enclosed washing machine. Space for full height freezer. Glass block feature wall. Double glazed oak door to family room. Wooden flooring.

FAMILY ROOM

14'0" x 10'1" (4.28 x 3.08)

Double glazed windows to rear and both sides. Two double glazed sky light windows. Double glazed oak door to lounge an French door side. Under floor heating. Wooden flooring.

FIRST FLOOR LANDING

Stairs from entrance hall. Airing cupboard. Access to part boarded loft space with central heating boiler.

BEDROOM ONE

13'6" x 11'1" (4.12 x 3.38)

Double glazed window to front. Radiator. Range of fitted wardrobes, chest of drawer and over head storage. Door to ensuite.

ENSUITE

Double glazed obscure window to front. Double shower cubicle with mains power shower, wash hand basin and close coupled wc. Shaver point. Extractor fan. LED lighting. Heated towel rail.

BEDROOM TWO

11'1" x 10'8" (3.39 x 3.27)

Double glazed window to front. Radiator.

BEDROOM THREE

10'7" x 7'4" (3.23 x 2.26)

Double glazed window to rear. Radiator.

BEDROOM FOUR

9'7" x 7'7" (2.93 x 2.33)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to rear. Bath with mixer tap and mains power shower with shower screen, wash hand basin and close coupled wc.

Tel: 01908 304480

Heated towel rail. Wall mounted cabinet. LED lighting. Extractor fan. Part tiled walls.

FRONT GARDEN

Block paved driveway with parking for two cars. Brick retaining wall to front and side. Mature trees and hedge to front. Door to rear garden

GARAGE

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

REAR GARDEN

Laid to lawn with rear width sandstone patio area, good selection of mature beds and flower borders to all sides. Fitted pergola. Small raised decking area. Outside tap. Covered courtyard area with additional decking and shed storage.

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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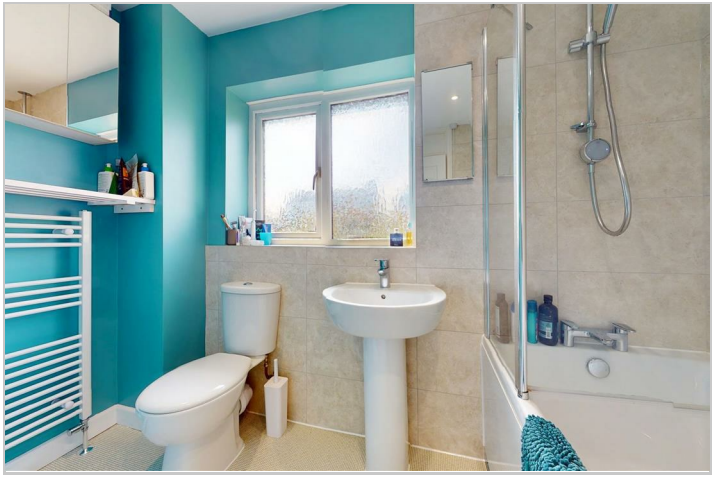
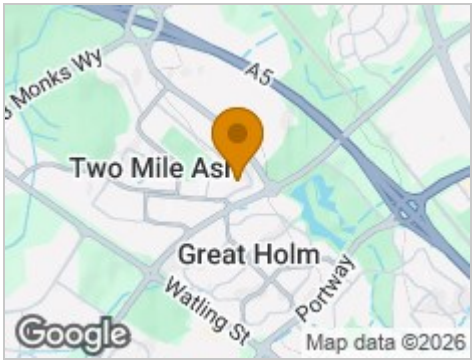
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them



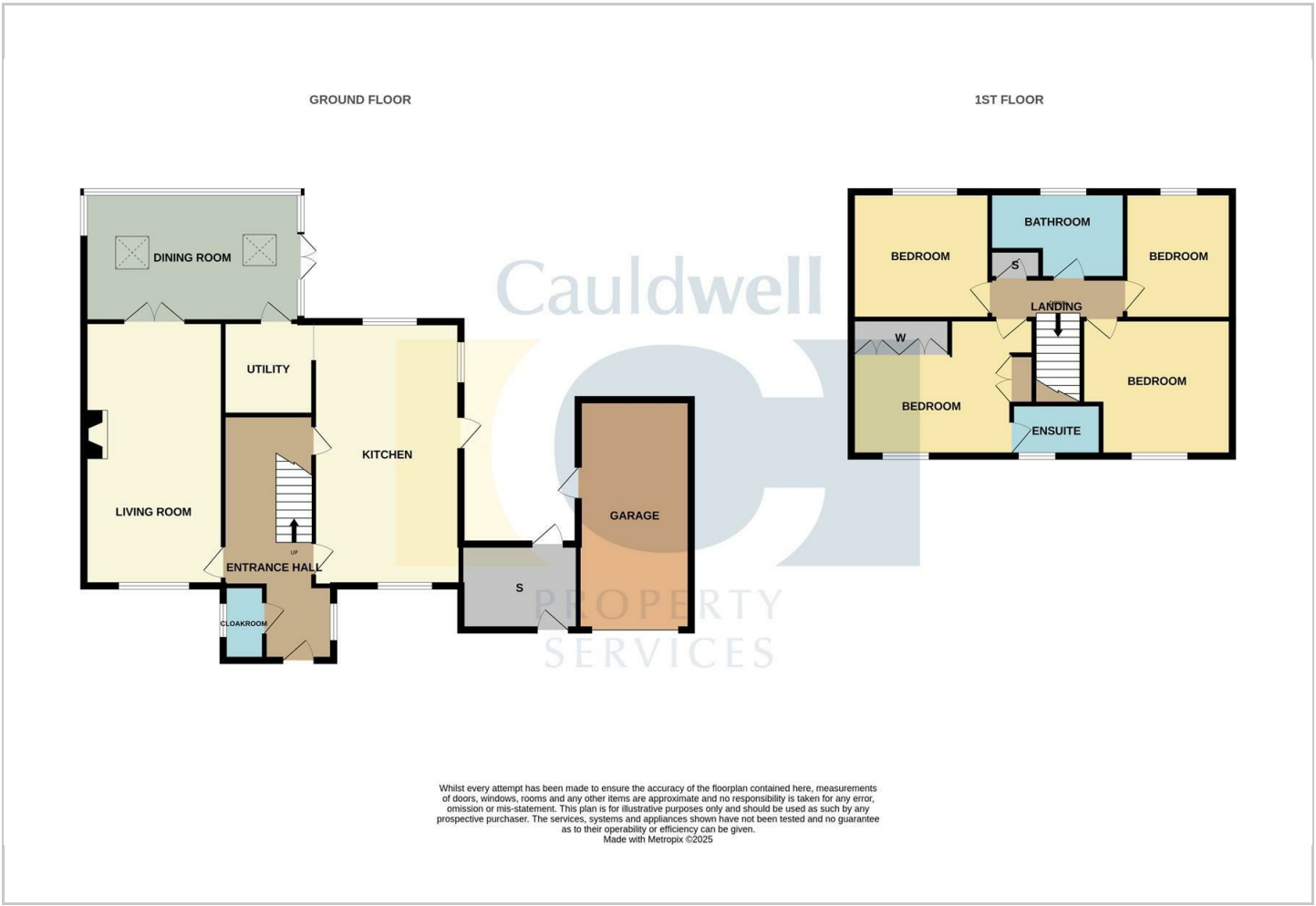
Road Map

Hybrid Map

Terrain Map



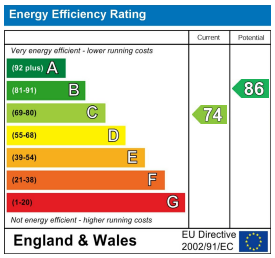
Floor Plan



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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