



Cauldwell

PROPERTY SERVICES



45 Queensbury Lane

Monskton Park, Milton Keynes, MK10 9PQ

Asking Price £465,000



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ENTRANCE HALL

Front entrance door. Stairs to first floor. Radiator. Door to living room and kitchen/diner.

LIVING ROOM

16'6" x 10'3" (5.03 x 3.12)

Double glazed window to front. Sliding double glazed doors to rear. Two radiators. Coving to textured ceiling.

KITCHEN/DINER

16'6" x 9'8" (5.03 x 2.95)

Triple aspect room with double glazed window to front, rear and side. Coving to textured ceiling. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Built in double stainless steel oven and four ring hob. Built in fridge freezer and dishwasher. Tiled flooring. Extractor. Arch to utility room.

UTILITY ROOM

Base units with worksurface incorporating sink drainer unit. Wall mounted boiler. Double glazed door to rear garden. Door to cloakroom.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator. Tiled flooring.

FIRST FLOOR LANDING

Doors to all rooms. Access to boarded loft with ladder and light. Double glazed window to rear. Airing cupboard.

BEDROOM ONE

10'3" x 10'0" (3.12 x 3.05)

Double door built in cupboard. Double glazed window to front. Radiator. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin. Extractor. Radiator. Tiled flooring.

BEDROOM TWO

10'3" x 9'5" (3.12 x 2.87)

Double glazed window to front. Radiator.

BEDROOM THREE

7'2" x 6'8" (2.18 x 2.03)

Double glazed window to rear. Radiator.

BATHROOM

Three piece suite comprising panelled bath, low level wc and wash hand basin. Tiled flooring. Part tiled walls. Extractor. Frosted double glazed window to rear. Radiator.

REAR GARDEN

Enclosed rear garden with paved patio and decorative stones. Wooden fence surround. Patio area. Gated access. Door to insulated composite home office/gym with air conditioning/heating. Outside tap & power.

SINGLE GARAGE

Up and over door. Power and light. Part boarded eaves storage.

FRONT GARDEN

Decorative stone. Wrought iron fence surround.

SIDE GARDEN

Membrane.

COUNCIL TAX BAND

Council tax band D. Sourced from <https://www.gov.uk/council-tax-bands>

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.

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.

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**

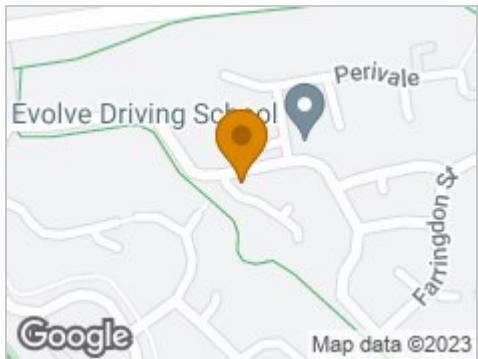
MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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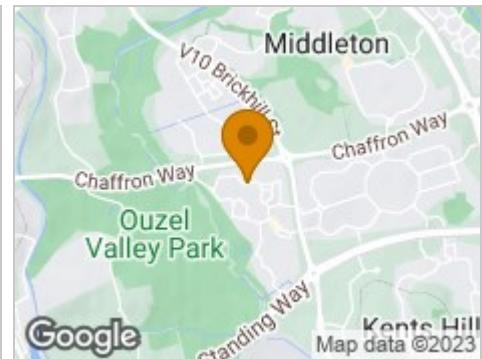
Road Map



Hybrid Map



Terrain Map



Floor Plan

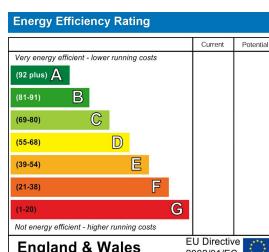


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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