



# Cauldwell

PROPERTY SERVICES



## 16 Wentworth Way

Bletchley, Milton Keynes, MK3 7RW

£675,000



# 16 Wentworth Way

Bletchley, Milton Keynes, MK3 7RW

£675,000



## ENTRANCE

Entrance through double glazed UPVC door into entrance hall. Double glazed windows to the front. Stairs to first floor landing. Coat and shoe storage cupboard. Two radiators.

## STUDY

9'4" x 7'6" (2.85 x 2.29)

Double glazed window to the front. Radiator. Internet and telephone connection points.

## LIVING/DINING ROOM

24'11" x 14'1" (7.60 x 4.30)

Double glazed window to the front. Double glazed patio door to the rear. Two radiators. TV connection points. Feature fire place with electric fire.

## CLOAKROOM

Two piece suite. Low level wc, wash hand basin. Extractor fan.

## KITCHEN

13'2" x 8'11" (4.03 x 2.72)

Double glazed window to the rear. Kitchen kitted with a range of wall and base units, Work surfaces incorporating a one and a half bowl sink and drainer with mixer tap. Electric oven, electric grill oven. Electric hob with extractor over. Plumbing for dish washer. Integrated fridge. Radiator. Door to utility room.

## UTILITY ROOM

8'8" x 8'3" (2.66 x 2.54)

Fitted with a range of wall and base units and work surfaces incorporating sink and drainer with mixer tap. Plumbing for washing machine and space for tumble dryer. Wall mounted central heating boiler. Space for under counted freezer. Radiator. Double glazed window to the rear. Door to integral garage. Archway to garden room.

## GARDEN ROOM

17'7" x 9'8" (5.37 x 2.95)

Maximum measurements. Double glazed windows to side

and rear. Double glazed French doors to side. Two radiators.

## FIRST FLOOR LANDING

Stairs from ground floor. Airing cupboard. Access to part boarded loft space.

## BEDROOM ONE

16'10" x 10'11" (5.14 x 3.34)

Double glazed window to the rear. Double glazed door leading to balcony to the rear. Balcony overlooking rear. Built in eves storage cupboard. Radiator.

## BALCONY

Over looking rear garden with paved floor and railings surround.

## BEDROOM TWO

14'4" x 14'5" (4.39 x 4.40)

Maximum measurements. Double glazed windows to the front. Radiator.

## BEDROOM THREE

18'8" x 9'0" (5.69 x 2.75)

Maximum measurements into recess. Two double glazed windows to the rear. Radiator.

## BEDROOM FOUR

13'3" x 7'11" (4.04 x 2.43 )

Maximum measurements. Double glazed window to the front. Radiator.

## FAMILY BATHROOM

Frosted double glazed window to the rear. Double shower cubicle with mains shower. Low level wc, hand wash basin in vanity unit. Heated towel rail. Mirror. Tiled walls.

## FRONT

Front garden mainly laid to lawn. Block paved driveway with parking for several vehicles leading to double garage.

## DOUBLE GARAGE

17'0" x 16'11" (5.20 x 5.17)

Window to the side. Electric roller door to the front. Power and light. Door to utility room.

## REAR GARDEN

Rear width patio area. Mainly laid to lawn. Timber shed. Outside tap. Raised flower beds. Gated access to the front. Selection of mature borders with mature trees, plants foliage and perennials. Pond. Timber summer house.

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.

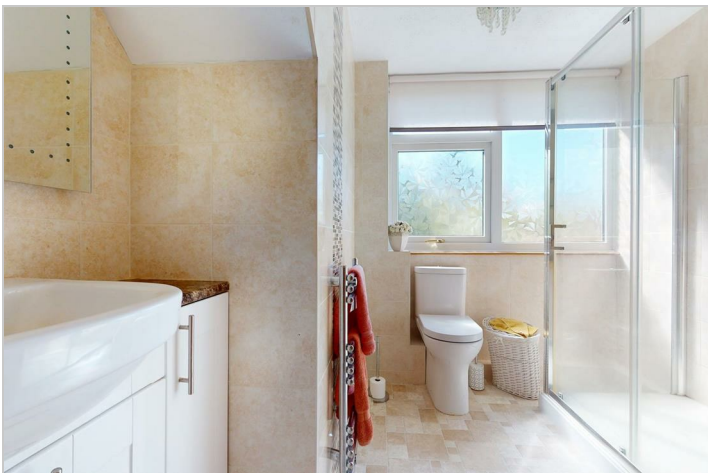
The above details have been submitted to our clients but at

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.

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.



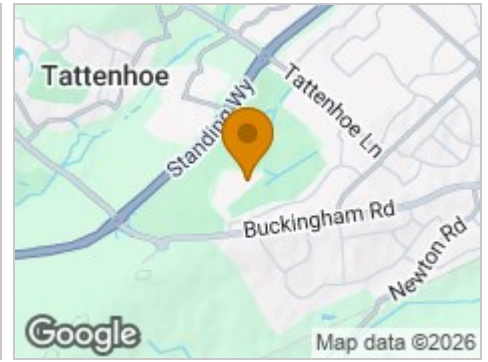
## Road Map



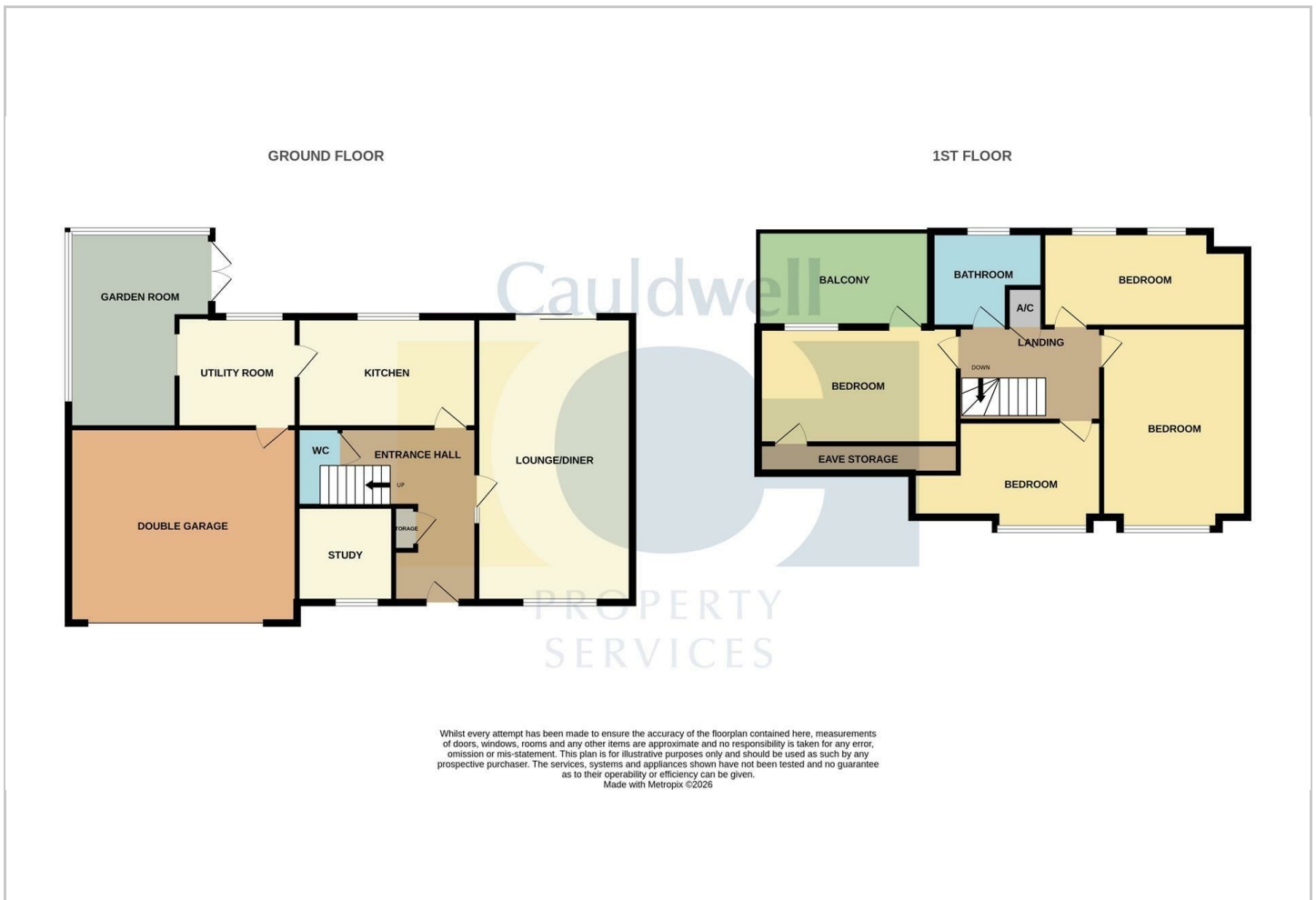
## Hybrid Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.