Cauldwell

PROPERTY SERVICES

65 Colindale Street

Monkston Park, Milton Keynes, MK10 9PX

Offers Over £475,000

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ENTRANCE HALL
Double glazed door to front. Two radiators. Coat and shoe storage. cupboard. Internet point Stairs to first floor. Understairs storage cupboard.

FAMILY ROOM/BEDROOM FOUR
12'0" x 9'1" (3.67 x 2.78)
Double glazed window to front. Radiator.

SHOWER ROOM
Double shower cubicle with mains shower. wash hand basin and close coupled wc. Radiator. Shaver point. Extractor fan.

OPEN PLAN KITCHEN/DINING ROOM
19'10" x 16'1" (6.05 x 4.91)
Double glazed bi fold doors to rear. Two double glazed sky light windows to rear. Vaulted ceiling. Wall and base units with worksurfaces. One and half bowl sink drainer unit. Electric oven and grill with four ring gas hob and extractor hood. Space for fridge freezer. Plumbing for washing machine and dishwasher. Wall mounted boiler. Vertical radiator.

FIRST FLOOR LANDING
Stairs from entrance hall. Radiator. Stairs to second floor.

LIVING ROOM
16'4" x 16'3" max (4.99 x 4.96 max)
Double glazed window to front and double glazed French doors to front with Juliette balcony. Two radiators. Television point.

BEDROOM TWO
16'2" x 10'0" (4.93 x 3.05)
Two double glazed windows to rear. Radiator.

SECOND FLOOR LANDING
Stairs from first floor. Radiator. Airing cupboard Access to loft space.

BEDROOM ONE

ENSUITE
Double shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Radiator. Tiled flooring. Shaver point. Cabinet.

BEDROOM THREE
8'10" x 8'7" (2.71 x 2.63)
Double glazed window to rear. Radiator. Built in wardrobes.

BATHROOM
Double glazed obscure window to rear. Three piece suite comprising bath. wash hand basin and close coupled wc. Extractor fan. Heated towel rail.

FRONT GARDEN
Small shingle stone and lawned garden.

REAR GARDEN
Laid to lawn with rear width slate patio. Outside tap. Raised flower beds and borders with railway sleepers.

SIDE AREA
Slate patio area. Storage shed. Gated access to front.

GARAGE AND PARKING
17'8" x 8'5" (5.40 x 2.58)
Power and light. Electric door to front. Door to rear garden. Parking to front.

Tel: 01908 304480

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.

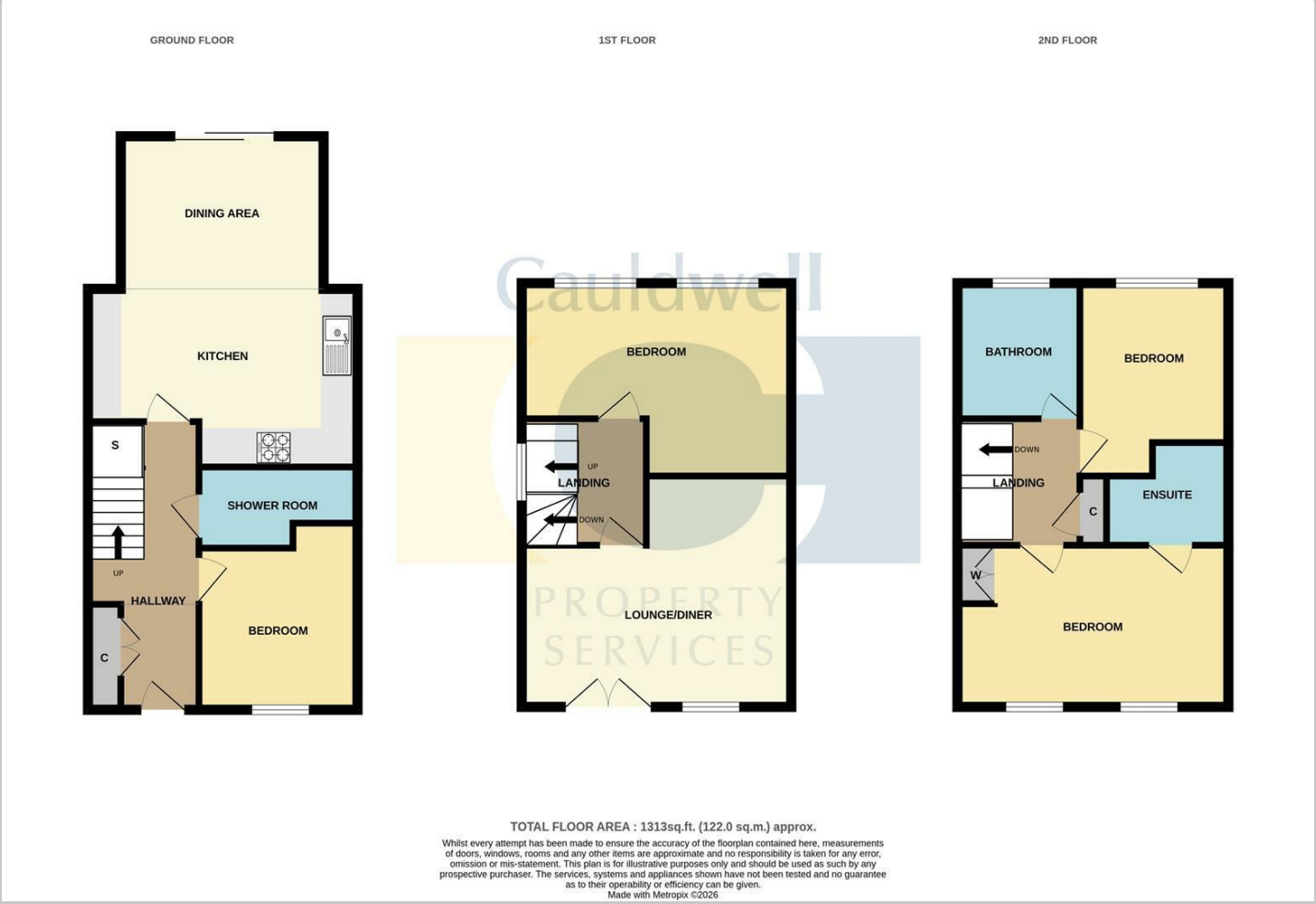
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Road Map

Hybrid Map

Terrain Map

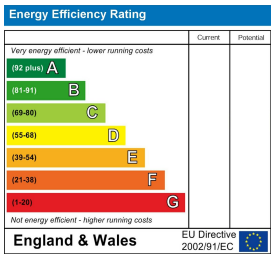
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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