Cauldwell

PROPERTY SERVICES

58 Christian Court

Willen, Milton Keynes, MK15 9HY

£335,000

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ENTRANCE HALL
Composite double glazed door to front. Tiled flooring. Oak door to living room,.

LIVING ROOM
14'7" x 13'5" (4.47 x 4.11)
Double glazed windows to front and side. Stairs to first floor. Two radiators. Television and fibre internet point. Door to kitchen/diner.

KITCHEN/DINER
13'4" x 8'2" (4.08 x 2.50)
Double glazed window and door to rear. Fitted with a modern range of wall and base units with Granite worksurfaces and one and half bowl sink drainer unit and filter water tap. Electric oven and gas hob with extractor hood over. Integral fridge freezer. Plumbing for dishwasher. Vertical radiator. Tiled flooring. Understairs storage housing plumbing for washing machine. Central heating boiler. Opening to dining room.

DINING ROOM
10'7" x 7'1" (3.24 x 2.18)
Double glazed window to front. Radiator. LED lighting. Tiled flooring. Vertical radiator. Feature paneling to one wall. Access to boarded loft space via drop down ladder. Door to shower room.

SHOWER ROOM
7'1" x 4'5" (2.18 x 1.37)
Double glazed windows to rear. Walk in shower with electric shower and shelving. Heated towel rail. Wash hand basin. Close coupled wc. Wall mounted cabinet. LED lighting. Extractor fan. Tiled walls and flooring.

FIRST FLOOR LANDING
Stairs from living room. Double glazed window to side. Access to boarded loft space via drop down ladder.

BEDROOM ONE
10'4" x 13'6" max (3.15 x 4.13 max)
Double glazed window to front. Built in storage cupboard. Radiator. Television point.

BEDROOM TWO
7'2" x 12'10" (2.19 x 3.92)
Double glazed window to rear. Radiator.

BATHROOM
Double glazed obscure window to rear. Three piece suite comprising bath with shower over, wash hand basin and close coupled wc. Wall mounted cabinet. Heated towel rail. Tiled walls. Airing cupboard.

FRONT GARDEN
Block paved driveway parking. EV charger.

REAR GARDEN
Laid to lawn with rear width decking area and flower beds and borders. Timber storage shed. Outside tap.

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

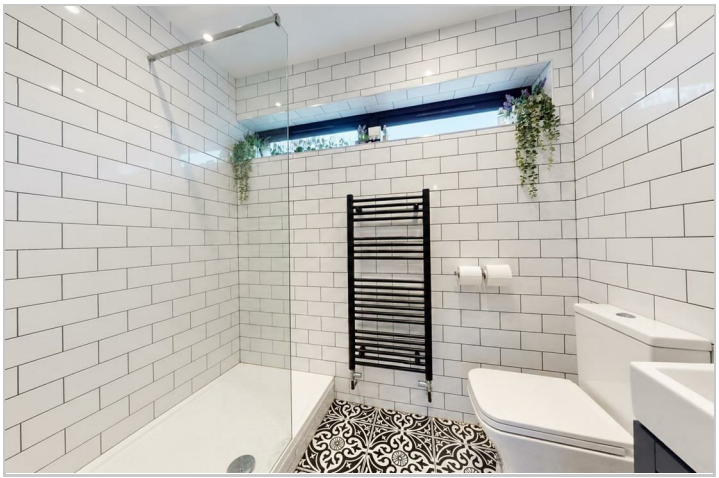
- The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy 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.

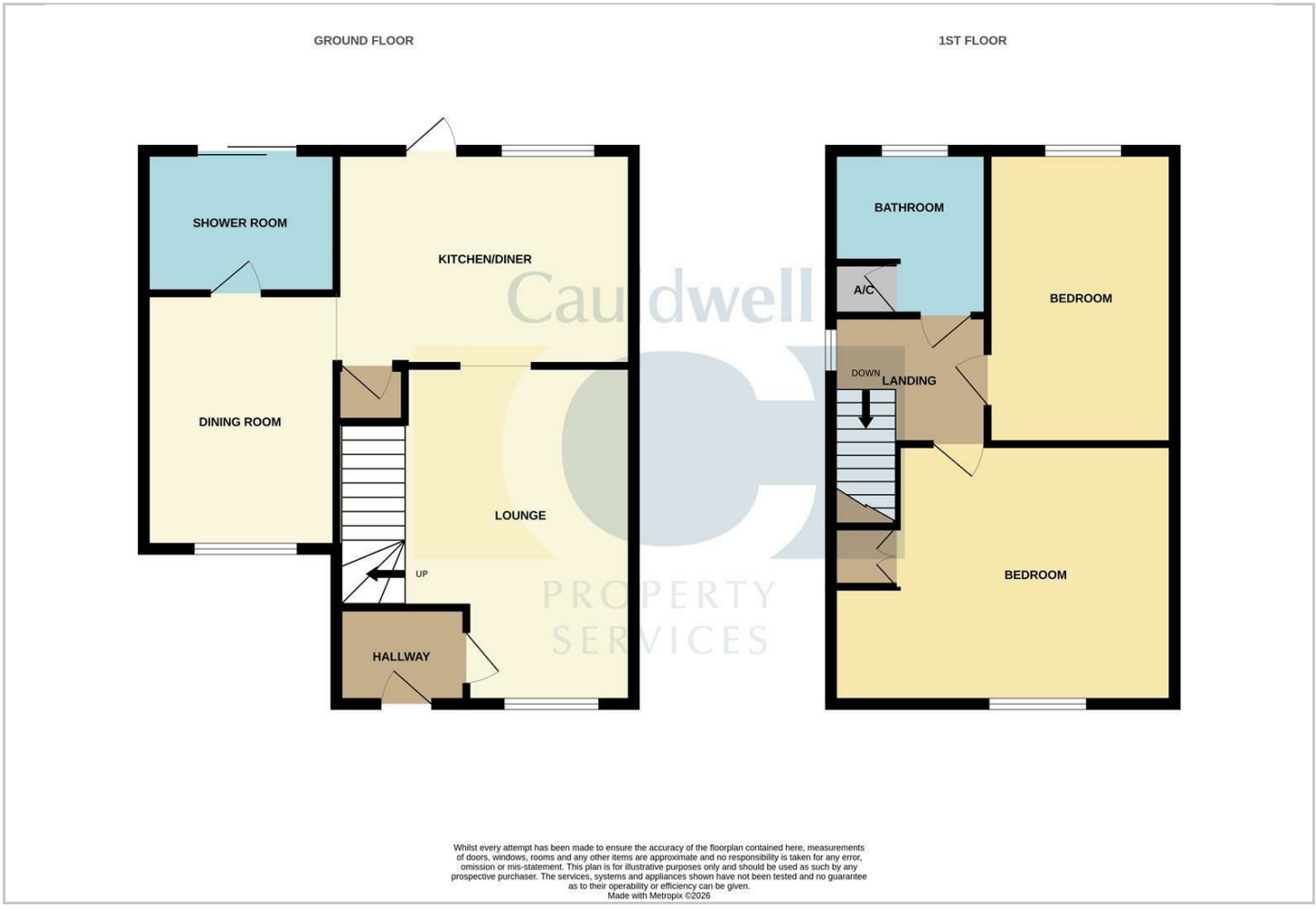


Road Map

Hybrid Map

Terrain Map

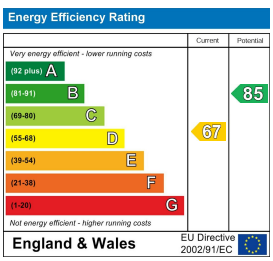
Floor Plan



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



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