Cauldwell

PROPERTY SERVICES



15 Willen Park Avenue

Willen Park, Milton Keynes, MK15 9HF

£350,000

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ENTRANCE PORCH
Entrance through double glazed UPVC door to the front. Double glazed window to the side. Door to open plan living/dining room.

LIVING/DINING ROOM
22'9" x 9'7" (6.94 x 2.93)
Double glazed French doors to conservatory to the rear. TV, telephone, and internet connection points. Built in storage cupboard. Stairs to first floor. Door to kitchen. Door to cloakroom. Two radiators.

CLOAKROOM
Frosted double glazed window to the front. Low level wc, wash hand basin with mixer tap set into vanity unit. Heated towel rail.

KITCHEN
8'7" x 8'4" (2.62 x 2.56)
Double glazed window to the rear. Kitchen fitted with a range of wall and base units. Worksurfaces incorporating sink and drainer with mixer tap. Gas oven. Space for fridge freezer. Plumbing for washing machine. Under cupboard lighting. Wall mounted combination boiler.

CONSERVATORY
16'4" x 11'8" (5.0 x 3.57)
UPVC double glazed windows to both and rear. Double glazed French doors to the rear. Glass reflective roof. Power points.

FIRST FLOOR LANDING
Storage cupboard. Access to part boarded loft space.

BEDROOM ONE
10'7" x 10'10" (3.24 x 3.31)
Double glazed window to the front. Radiator. Built in wardrobe with mirrored doors.

BEDROOM TWO
9'1" x 9'6" (2.78 x 2.91)
Double glazed window to the rear. Radiator. Built in wardrobe.

BEDROOM THREE
8'9" x 8'10" (2.67 x 2.70)
Maximum measurements. Double glazed window to the rear. Radiator.

FAMILY BATHROOM
Frosted double glazed window to the front. Bath with mixer tap and shower over and fitted glass shower screen. Low level wc. Wash hand basin with mixer tap set into vanity unit. Shaver point. Medicine cabinet. Heated towel rail. Part tiled walls. Tiled floor.

FRONT
Front garden laid to lawn with shingle stone flower beds with shingle stone flower beds.

PARKING ANG GARAGE
Hardstanding driveway leading to garage. Garage has up and over doors.

REAR GARDEN
Mainly laid to lawn. Patio area. Selection of mature flower beds. Selection of mature trees, plants and raised flower beds. Outside tap. Gated access to front.

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.

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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

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.





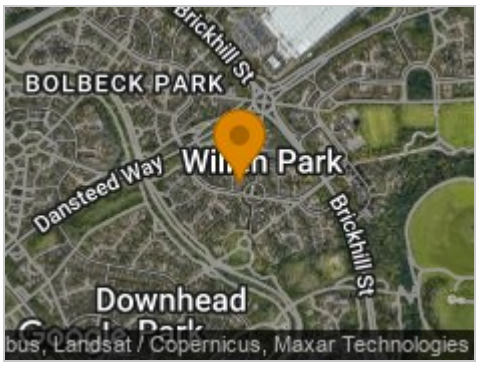




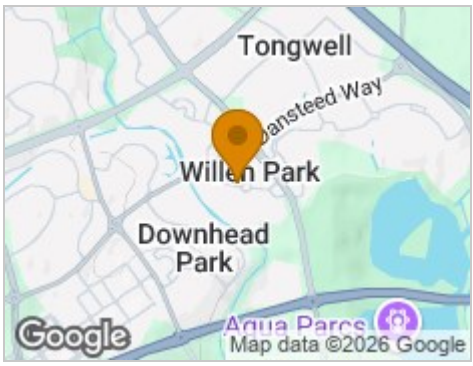
Road Map



Hybrid Map



Terrain Map



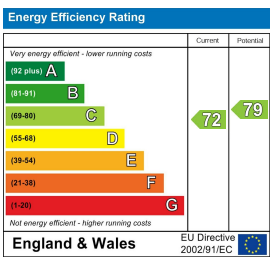
Floor Plan



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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