



# Cauldwell

PROPERTY SERVICES



## 35 Oaktree Court Portland Drive

Willen, Milton Keynes, MK15 9LP

£325,000



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## ENTRANCE

Entrance through wooden front door into entrance hall. Double glazed window to the front. Emergency pull cord system. Radiator. Telephone and internet connection points.

## LIVING/DINING ROOM

18'8" x 11'7" (5.70 x 3.55)

Double glazed French doors to front patio. Double glazed window to the front. Radiator. Tv connection points. Glass panelled door to kitchen.

## KITCHEN

13'10" x 6'9" (4.24 x 2.07)

Double glazed window to the rear. Modern kitchen fitted with a range of wall and base units and work surfaces. One and a half stainless steel sink and drainer with mixer tap. Electric oven with gas hob and extractor over. Plumbing for washing machine. Space for fridge freezer. Breakfast bar area. Radiator. Door to integral garage. Wall mounted central heating boiler.

## BEDROOM ONE

14'2" x 10'5" (4.33 x 3.20)

Two double glazed windows to the rear. Radiator. Built in wardrobes and fitted bedroom furniture.

## BEDROOM TWO

14'3" x 7'10" (4.35 x 2.40)

Double glazed windows to the front. Radiator.

## SHOWER ROOM

Frosted double glazed window to the rear. Mains shower. Hand wash basin with mixer tap. Low level wc. Shaver point. Heated towel rail. Wall mounted medicine cabinet and additional storage. Airing cupboard. Tiled walls. Wet room floor.

## OUTSIDE

Patio area and front garden with flower beds and borders. Communal gardens. Hard standing driveway with parking to the front.

## INTEGRAL GARAGE

19'8" x 10'11" (6.0 x 3.34)

Electric up and over door to the front. Power and light. Plug for mobility scooter. Door to kitchen. Can be used as utility area with plumbing for washing machine.

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.

Tel: 01908 304480

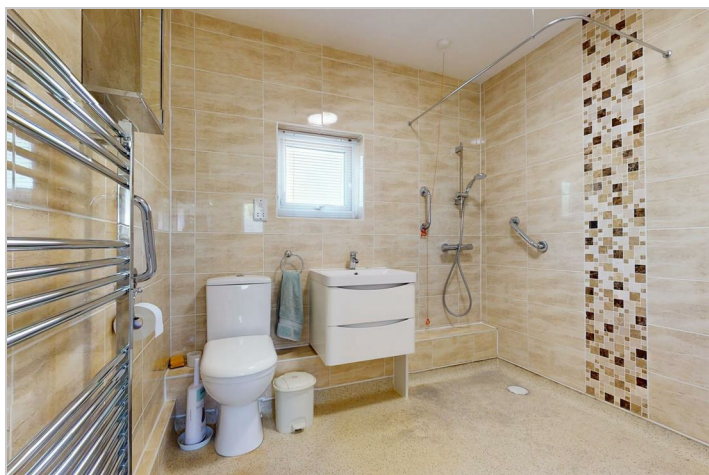
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 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.

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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

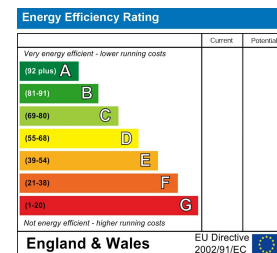


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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