



Cauldwell

PROPERTY SERVICES



77 Hindemith Gardens

Old Farm Park, MK7 8PW

Offers Over £599,995



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ENTRANCE HALL

Double glazed composite door to front. Radiator. Tiled flooring. Coat and shoe storage. Stairs to first floor landing.

STUDY

7'2" x 6'9" (2.20 x 2.07)

Double glazed window to front. Radiator. Internet point;

FAMILY ROOM

9'10" x 9'0" (3.0 x 2.76)

Double glazed window to front. Radiator.

LIVING ROOM

15'1" x 11'5" (4.62 x 3.49)

Double glazed patio doors to rear. Radiator. Television point.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Extractor fan. Tiled flooring and part tiled walls.

KITCHEN/DINING/FAMILY ROOM

20'5" x 18'9" (6.23 x 5.74)

Double glazed window to side and bi fold doors to rear. Fitted with a range of contemporary wall and base units with work surfaces. Central island area with base units, breakfast bar and sink drainer unit. Integral dishwasher. Induction hob with extractor over. Electric oven and steam oven. Under cupboard lighting. Vertical radiator. LED lighting and drop down lighting. Tiled flooring. Integral fridge and freezer. Door to integral garage.

FIRST FLOOR LANDING

Dog leg stairs from entrance hall. Storage cupboard. Airing cupboard. Access to boarded loft space via drop down ladder.

BEDROOM ONE

17'0" x 19'1" max (5.19 x 5.84 max)

Double glazed window to rear. Double glazed sky light windows to sides. Radiator. Vaulted ceiling. Door to ensuite.

ENSUITE

Double glazed obscure window to side. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Storage cupboard. Heated towel rail. Extractor fan. LED lighting. Shaver point.

BEDROOM TWO

12'7" x 9'1" (3.85 x 2.78)

Double glazed window to front. Radiator. Built in wardrobe. Door to ensuite.

ENSUITE

Double glazed obscure window to front. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Lit mirror. Heated towel rail. Shaver point. Tiled flooring.

BEDROOM THREE

9'6" x 8'11" (2.91 x 2.74)

Double glazed window to rear, Radiator. Built in wardrobe.

BEDROOM FOUR

13'2" x 7'6" (4.03 x 2.31)

Double glazed window to front. Radiator.

BEDROOM FIVE

8'6" x 7'3" (2.61 x 2.22)

Double glazed window to front. Radiator.

BATHROOM

Double glazed obscure window to rear Three piece suite comprising 'P' shaped bath with mixer tap and mains shower and screen, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Fitted mirror. Part tiled walls. Tiled flooring.

FRONT GARDEN

Laid to lawn with mature flower beds and borders with trees, plants and foliage. Block paved driveway parking for 2/3 vehicles side by side.

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REAR GARDEN

Laid to lawn with rear width decking area and two patio areas. Flower beds and borders. Storage shed. Feature pond. Outside tap. Gated access to front.

INTEGRAL GARAGE

16'2" x 8'3" (4.95 x 2.53)

UP and over door to front. Power and light. Plumbing for washing machine. Space for tumbler dryer. Space for additional fridge. Storage cupboard. Sink drainer.

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.

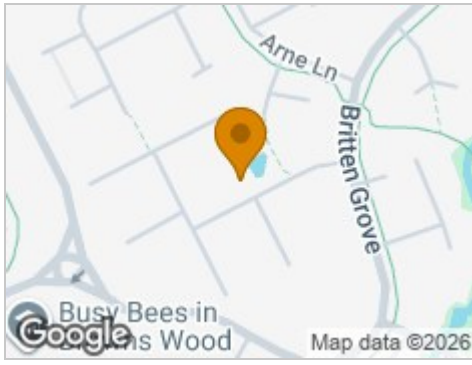
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

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Road Map



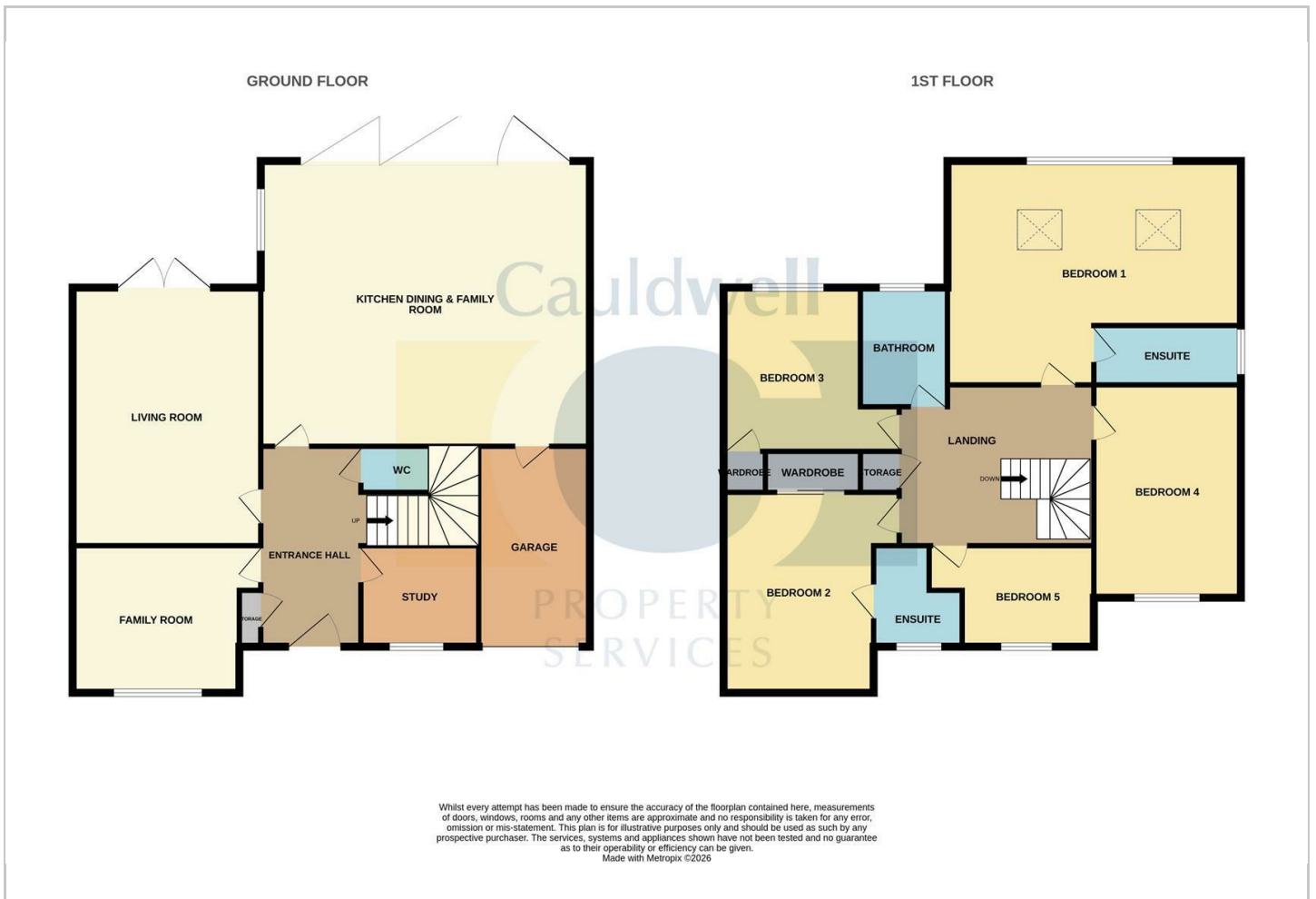
Hybrid Map



Terrain Map



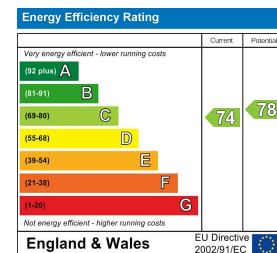
Floor Plan



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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