Cauldwell

PROPERTY SERVICES

14 Hariana Close

Whitehouse, Milton Keynes, MK8 1DG

Offers In The Region Of £455,000

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ENTRANCE HALL

Entrance through UPVC front door into entrance hall. Stairs to first floor. Radiator. Amtico flooring.

LIVING ROOM

22'8" x 10'1" (6.93 x 3.09)

Maximum measurement into double glazed bay window to the front. Double glazed French doors and windows to the rear. Two radiators. TV connection points. Internet connection points. Amtico flooring.

KITCHEN/DINING ROOM

19'4" x 15'6" (5.91 x 4.73)

L shaped room. Maximum measurements. Double glazed windows to front and rear. Double glazed French doors to rear. Kitchen is fitted with a range or wall and base units with work surfaces. One and a half stainless steel sink and drainer with mixer tap and filter water drinking tap and fitted water softener. Integrated electric oven, four ring electric hob and extractor over. Integrated dishwasher, integrated microwave. Integrated washing machine. Wall mounted boiler. Tiled splash backs. LED lighting. Two radiators. Under stair storage cupboard. Amtico flooring.

CLOAKROOM

Low level wc, hand wash basin with mixer tap. Extractor fan. Part tiled walls. Fitted mirror. Radiator, Amtico flooring.

FIRST FLOOR LANDING

Double glazed window to the rear. Airing cupboard. Access to loft space. Radiator.

BEDROOM ONE

13'11" x 10'4" (4.25 x 3.15)

Maximum measurements. Double glazed window to the front. Built in wardrobes. TV point. Radiator. Door to ensuite.

ENSUITE

Double shower cubicle with mains shower. Hand wash basin with mixer tap. Low level wc. extractor fan. LED lighting. Heated towel rail. Amtico flooring.

BEDROOM TWO

12'4" x 10'6" (3.78 x 3.21)

Double glazed window to the front. fitted wardrobes with overhead storage cupboards. Over stair storage. Radiator.

BEDROOM THREE

8'6" x 8'11" (2.61 x 2.72)

Double glazed window to the rear. Fitted wardrobes. Radiator.

FAMILY BATHROOM

Frosted double glazed window to the rear. Panelled bath with mixer tap and hand shower attachment and fitted glass shower screen. Shower cubicle with mains shower. hand wash basin with mixer tap. Low level wc. Extractor fan. Heated towel rail. Part tiled walls. Amtico flooring.

REAR GARDEN

FRONT

Small paved and shingle stone area.

REAR GARDEN

Rear width patio. Mainly laid to lawn. Walled to rear and side. Gated side access. Outside tap.

GARAGE

16'4" x 11'3" (4.98 x 3.44)

Up and over door to front. Power and light. Roof storage space. Hardstanding driveway with parking for two vehicles to front.

Tel: 01908 304480

1. Measurements

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.

2. Vendor Approval

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.

3. Mortgage

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.

4. Solicitors

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

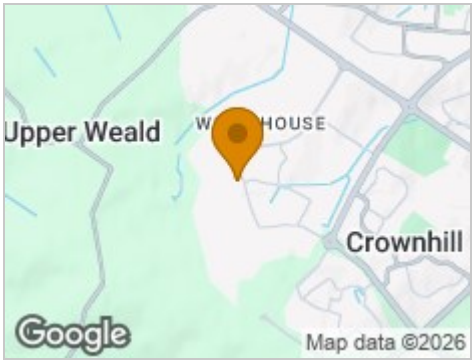
5. Anti Money Laundering Verification checks

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.

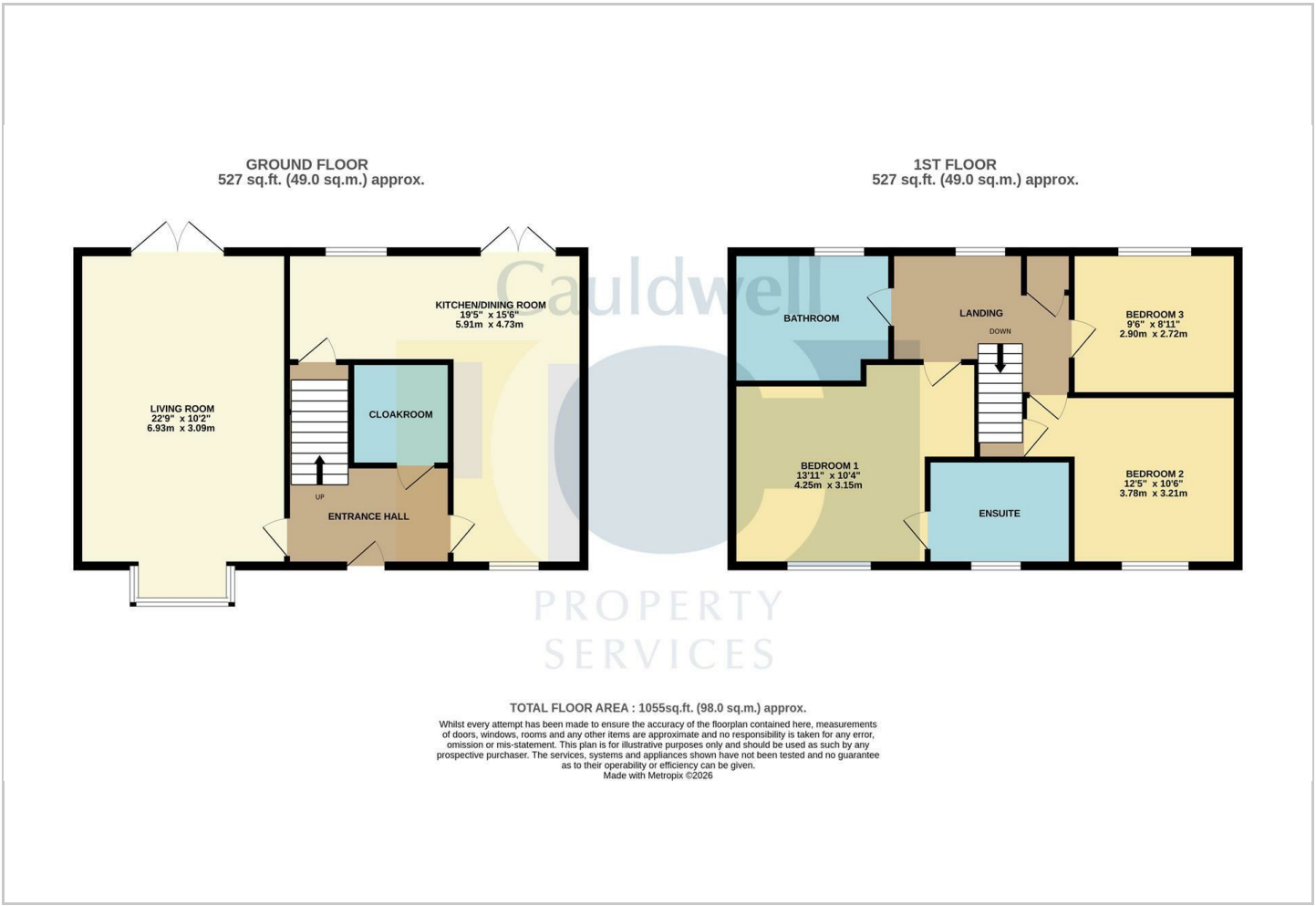
Road Map

Hybrid Map

Terrain Map



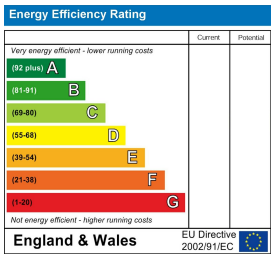
Floor Plan



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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