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.

Tel: 01908 304480

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.

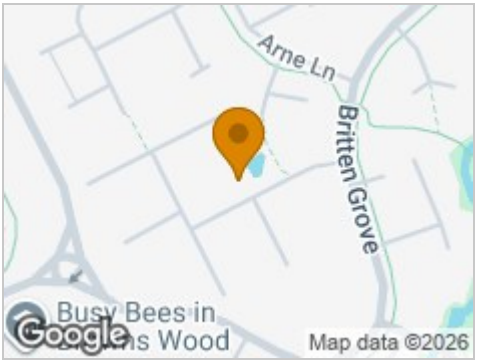
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.

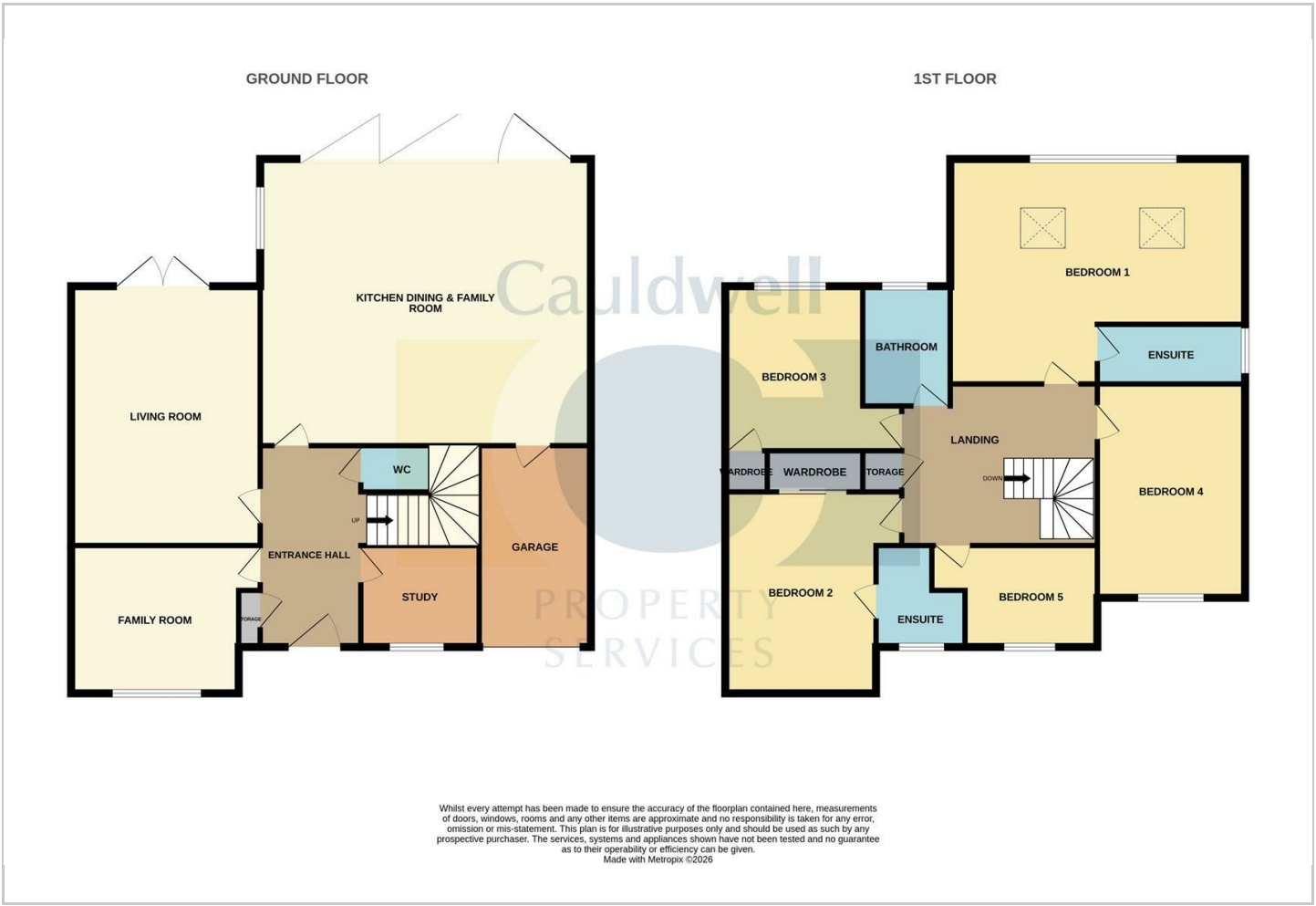
Road Map



Hybrid Map

Terrain Map

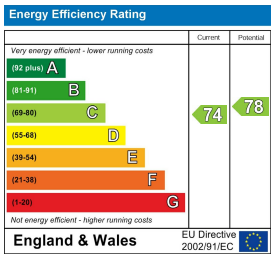
Floor Plan



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



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.

The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk