



# Cauldwell

PROPERTY SERVICES



## 19 Leys Road

Loughton, Milton Keynes, MK5 8AZ

£465,000

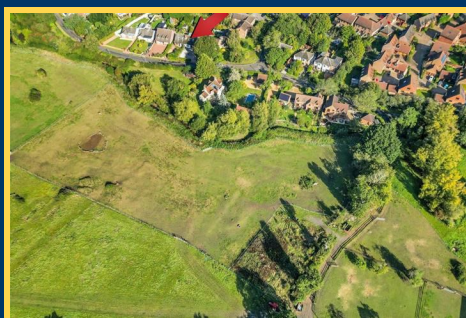




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## ENTRANCE

Entrance through front door into entrance hall. Airing cupboard. Additional storage cupboard. Stairs to first floor. Double glazed window to the front. Radiator.

## KITCHEN

12'7" x 12'6" (3.85 x 3.83 )

Maximum measurements. Double glazed window to the side. Double glazed door to the side. Kitchen fitted with a range of wall and base units. Work surfaces incorporating a stainless steel sink and drainer with mixer tap. Electric oven with gas hob and extractor over. Plumbing for washing machine, space for fridge freezer and space for tumble dryer. Larder style pantry cupboard. Additional built in storage cupboard.

## LIVING/DINING ROOM

16'11" x 10'10" (5.16 x 3.31)

Double glazed window to the front. Open fireplace and surround. Radiator.

## BEDROOM ONE

12'0" x 10'11" (3.68 x 3.33)

Double glazed window to the rear. Under stair storage cupboard. Radiator.

## BEDROOM TWO

12'2" x 8'11" (3.73 x 2.72)

Double glazed window to the rear. Radiator.

## BATHROOM

Frosted double glazed window to the side. Bath with mixer tap and shower over. Low level wc, wash hand basin. Radiator.

## FIRST FLOOR LANDING

20'4" x 13'1" (6.21 x 4.0)

Maximum measurements. Sliding door into open plan landing space. Two double glazed Velux windows to the front. Eves storage space. Two built in storage cupboards. Doorway to storage room.

## STORAGE ROOM

8'6" x 7'11" (2.61 x 2.43)

Replacement central heating boiler.

## BEDROOM THREE

11'8" x 9'9" (3.57 x 2.98)

Double glazed window to the rear. Radiator.

## BEDROOM FOUR

6'11" x 11'8" (2.13 x 3.56)

Maximum measurements into recess. Double glazed window to the rear. Radiator.

## FRONT

Mature hedging. Shingle stone driveway parking for several vehicles. Double gates leading to side.

## REAR GARDEN

In progress. Laid to lawn. Shingle stone are to side. Raised railway sleeper borders. Paved Patio area. Gated to front. Double gate. Security lighting.

All measurements are approximate. 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.

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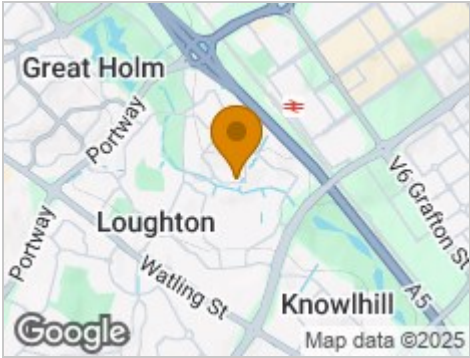
Road Map



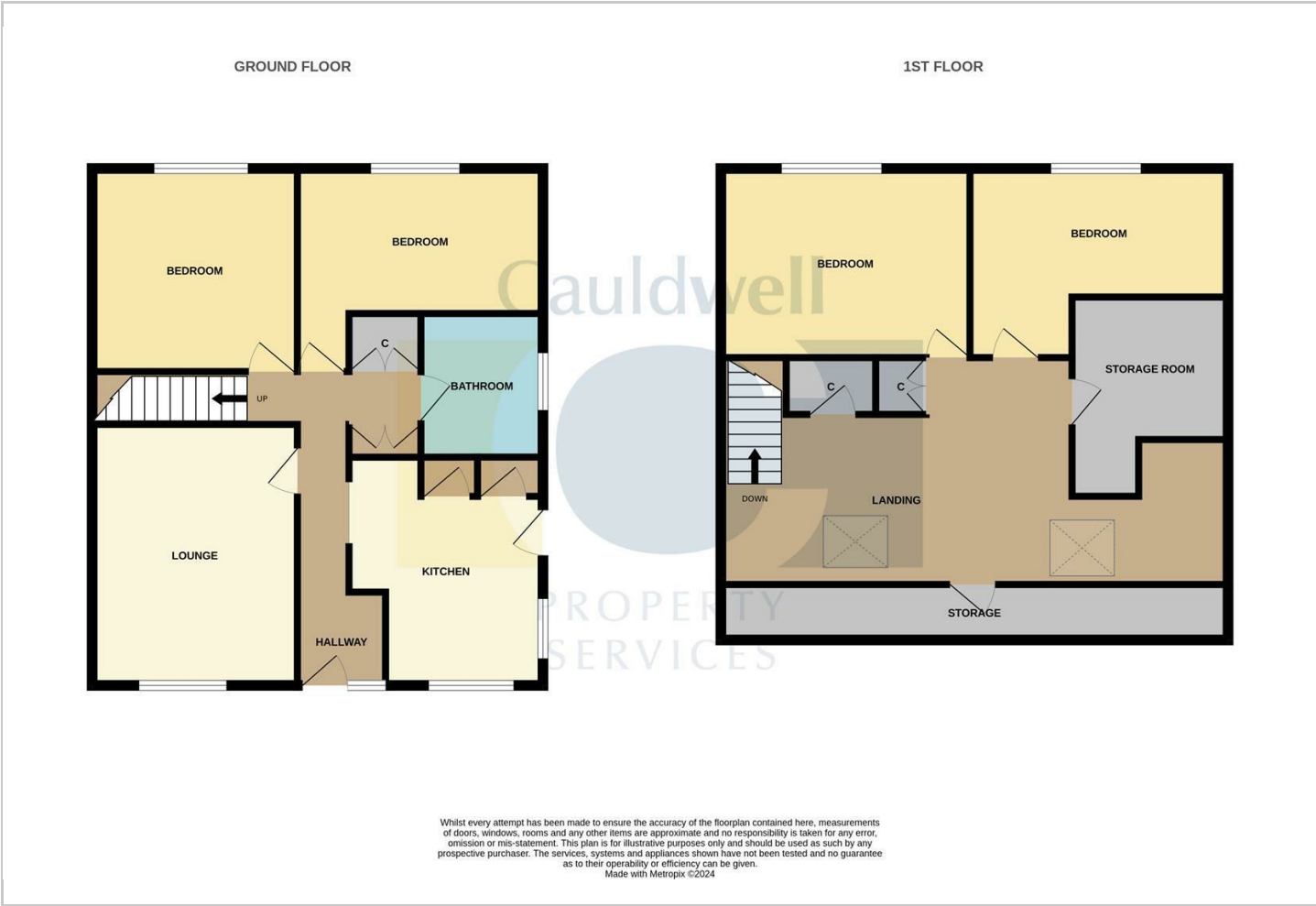
Hybrid Map



Terrain Map



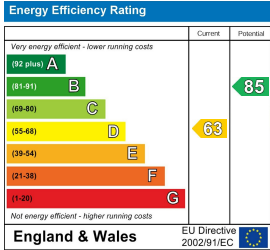
Floor Plan



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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