

# Cauldwell

PROPERTY SERVICES



## 11 Rectory Fields

Woolstone, Milton Keynes, MK15 0AL

£365,000





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## ENTRANCE HALL

Front entrance door. Door to living room and kitchen/diner. Stairs to first floor. Frosted double glazed window to first floor. Frosted double glazed window to front. Understairs storage cupboard.

## LIVING ROOM

13'5" x 12'2" (4.09 x 3.72)

Double glazed sliding door to rear. Wood burner (decorative purposes only). Radiator. Skimmed ceiling.

## KITCHEN/DINER

18'5" x 10'2" (5.63 x 3.10)

Dual aspect room with double glazed window to front and rear. Fitted with a range of wall and base units with work surfaces incorporating a stainless steel sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Built in dishwasher, washing machine and fridge freezer. Door to rear garden. Radiator.

## FIRST FLOOR LANDING

Doors to all rooms.

## BEDROOM ONE

12'4" x 10'2" (3.76 x 3.12)

Double glazed window to rear. Radiator. Built in cupboard.

## BEDROOM TWO

12'5" x 9'0" (3.79 x 2.75)

Plus recess area, not measured. Double glazed window to Front. Radiator.

## BEDROOM THREE

10'5" x 4'9" (3.19 x 1.45)

Widening to 2.43m Double glazed window to front aspect. Radiator.

## BATHROOM

Four piece suite comprising panelled bath with mixer tap, low level wc. wash hand basin and tiled shower cubicle with shower. Two frosted double glazed windows to rear. Extractor.

## REAR GARDEN

A mature and enclosed secluded rear garden laid mainly to lawn with patio area. Brick and wooden fence surround. Outbuildings, one housing a wc. Side access.

## FRONT GARDEN

Laid to lawn with path to front door. Driveway for two vehicles.

## COUNCIL TAX BAND

Council tax band B. Sourced from <https://www.gov.uk/council-tax-bands>

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



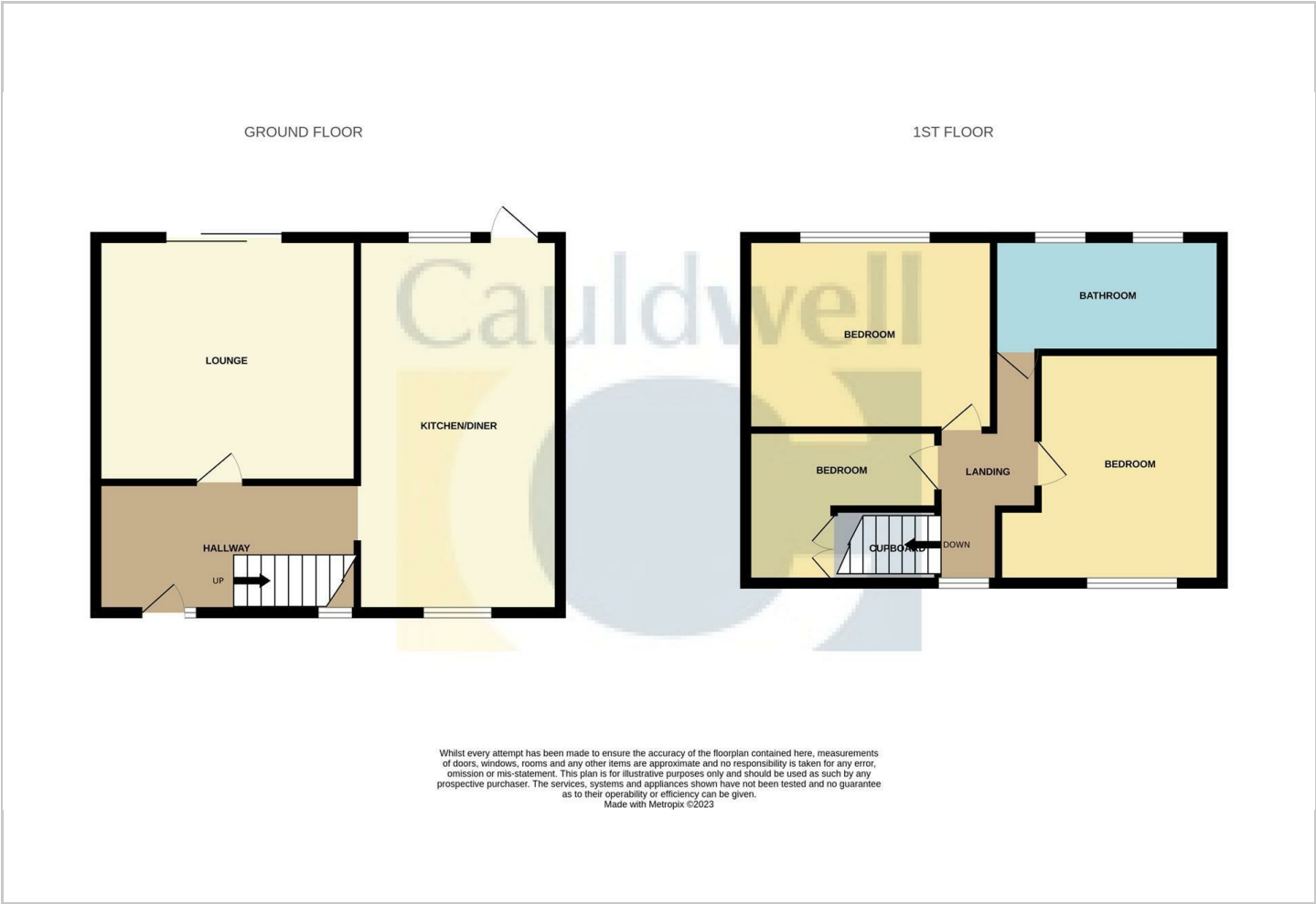
Hybrid Map



Terrain Map



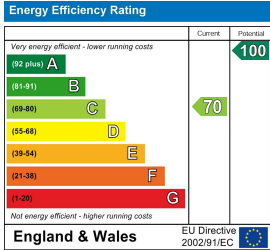
Floor Plan



Viewing

Please contact our Cauldwell Property Services LTD 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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