



Cauldwell

PROPERTY SERVICES



10 Upper Wood Close, Milton Keynes, MK5 7GH

£575,000

CAULDWELL are delighted to offer for sale this imposing four double bedroom detached with a study, located in a cul-de-sac within the sought after area of Shenley Brook End. The area boasts a local shopping parade and Pub/Restaurant within a short walk and is in catchment for Long Meadow Primary School and Shenley Brook End Secondary School both of which are currently have an Ofsted rating as Good. There are also local parks within close walking distance of the property. The property also benefits from having no upper chain.

The accommodation briefly comprises; entrance hall, downstairs cloakroom, living room with a bay window and French doors leading to the dining room, stylish modern fitted kitchen/breakfast room with an archway to the utility room, study/bedroom five with a bay window first floor, Principle bedroom with built in wardrobes and en-suite shower room, three further double bedrooms and a family bathroom. Outside there is an enclosed rear garden, double garage and a driveway. Viewing is highly recommended to fully appreciate the size and condition of this exceptional property.

Council tax band E. Energy rating C.

ENTRANCE HALL



Front entrance door. Stairs to first floor. Understairs storage cupboard. Door to cloakroom, study, living room and kitchen/breakfast room. Radiator. Tiled flooring. Coving to skimmed ceiling.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Tiled flooring . Extractor.

KITCHEN/BREAKFAST ROOM 14'9" x 9'11" to 7'10" (4.50 x 3.03 to 2.39)



Fitted with a range of wall and base units with worksurfaces incorporating one and half sink drainer unit. Built in double oven, four ring hob and extractor hood. Plumbing for dishwasher. Two double glazed windows to rear. Splash back tiling. Skimmed ceiling. Radiator. Tiled flooring. Arch to utility room and door to dining room.

UTILITY ROOM

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer. Plumbing for washing machine and space for tumble dryer. Tiled flooring. Double glazed door to side. Wall mounted boiler.

DINING ROOM 10'4" x 10'0" (3.17 x 3.05)



Sliding double glazed doors to rear. Tiled flooring. Radiator. Double internal doors to living room.

LIVING ROOM 15'3" x 10'3" (4.65 x 3.14)

Double glazed bay window to front. Tiled flooring. Feature fireplace and surround. Radiator Coving to skimmed ceiling.

STUDY 8'2" x 11'9" (2.51 x 3.59)



Double glazed bay window to front. Radiator. Tiled flooring. Coving to skimmed ceiling.

FIRST FLOOR LANDING

Doors to all rooms. Access to loft. Airing cupboard.

BEDROOM ONE 9'10" x 13'5" (3.02 x 4.10)



Two double door built in cupboards. Further built in double door cupboard. Two double glazed windows to front. Skimmed ceiling. Door to ensuite.

ENSUITE



Three piece suite comprising tiled shower cubicle,

low level wc and wash hand basin. Part tiled walls. Radiator. Frosted double glazed window to front. Extractor. Skimmed ceiling

BEDROOM TWO 11'11" x 8'10" (3.65 x 2.71)



Double glazed window to rear, Radiator.

BEDROOM THREE 10'10" x 8'1" (3.32 x 2.47)



Double glazed window to rear. Radiator.

BEDROOM FOUR 8'9" x 7'10" (2.68 x 2.41)



Double glazed window to rear. Radiator.

BATHROOM



Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Radiator. Part tiled walls. Frosted double glazed window to side. Skimmed ceiling. Extractor.

REAR GARDEN



Enclosed and secluded rear garden laid mainly to lawn with patio area. Wooden fence surround. Gated access. Service door to double garage.

DETACHED DOUBLE GARAGE

Double up and over doors. Power and light.

FRONT GARDEN

Laid to lawn with hedgerow borders. Path to front door.

COUNCIL TAX BAND

Council tax band E. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

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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Please ensure that you have a copy of our approved details before committing yourself to any expense.

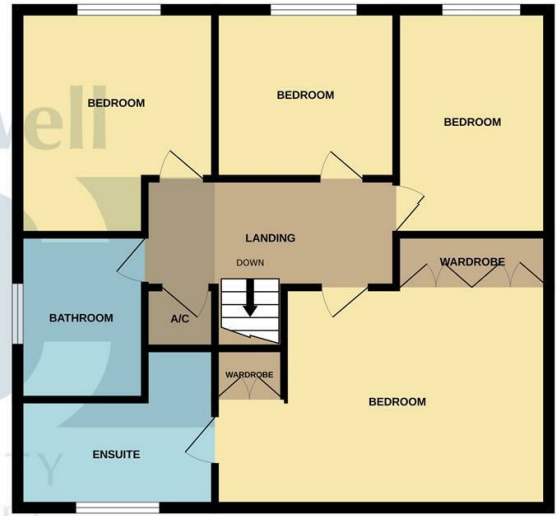
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Floor Plan

GROUND FLOOR

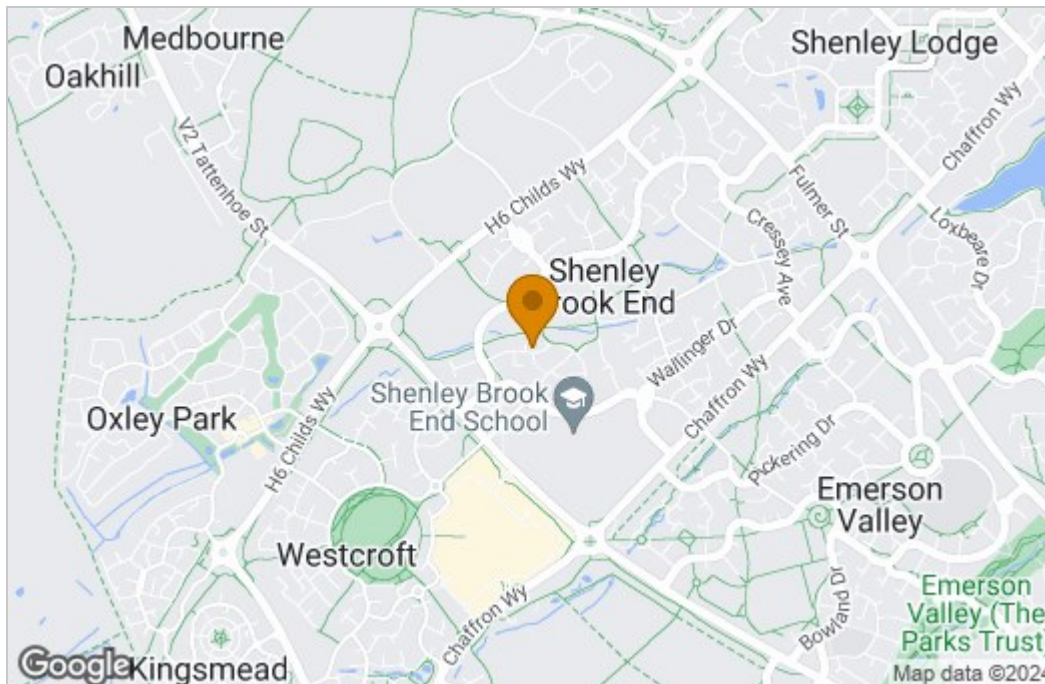
1ST FLOOR



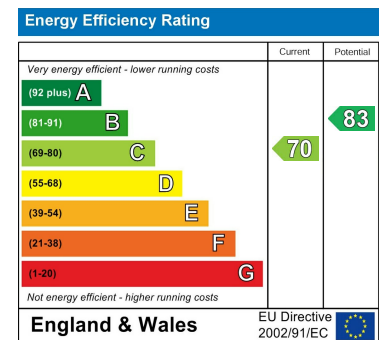
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Area Map



Energy Efficiency Graph



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