



# Cauldwell

PROPERTY SERVICES



## 40 Lynmouth Crescent, Furzton, MK4 1HD

**£175,000**

CAULDWELL are pleased to be sole agents of this beautiful one bedroom maisonette only a stones throw from Furzton lake. The property is presented in excellent condition throughout with no upward chain. This great property has been updated by the current owner and offers clean contemporary decor, a modern fitted kitchen, a refitted bathroom, the living room boasts a box bay window and laminate flooring and a bedroom with built in wardrobe. Outside there is an allocated parking for one car. Energy rating C. Council tax band A.

Situated towards the south west of Milton Keynes, within easy access of the A421 taking you to M1 J13 or the M40. This location is popular with commuters and families alike, as it is approximately 3 miles to MK railway station and in the catchment for Shenley Brook End Secondary school. There are two local shopping areas in Furzton, one to the north which has a Tesco express, hairdressers, beauty salon, fish and chip Shop, Chinese takeaway, Pharmacy, Doctors and a Dentist. The southern shopping area also has a fish and chip shop, tanning salon, local shop and a community centre. Furzton also has many green spaces including Tattenhoe Valley Park, which runs through the centre of the estate and into Furzton Lake. The lake has a pub/restaurant which overlooks it and will soon be home to an adventure golf course and café.

## ENTRANCE HALL

Via communal area via front door. Intercom access. Doors to all rooms. Airing cupboard. Storage cupboard. Wall mounted heater. Loft access.

## LIVING ROOM 17'6" x 10'7" (5.35 x 3.23)



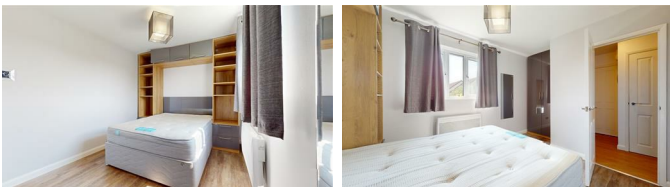
Triple glazed bay window to front. Wall mounted storage heater. Arch to kitchen.

## KITCHEN 7'10" x 7'2" (2.40 x 2.20)



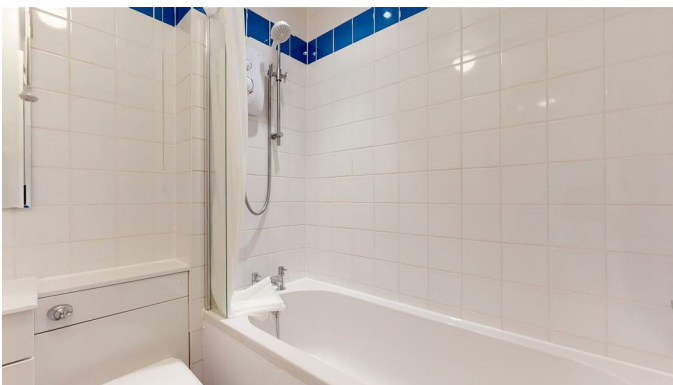
Re-fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in oven, four ring hob. Washing machine. Fridge freezer. Triple glazed window to front.

## BEDROOM ONE 10'6" x 8'9" (3.22 x 2.67)



Triple glazed window to rear. Wall mounted heater.

## BATHROOM



Three piece suite comprising panelled bath with mixer tap and shower over, low level wc and wash

hand basin. Shaver point. Extractor. Heated towel rail. Part tiled walls.

## OUTSIDE

Allocated parking and visitor bays.

At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

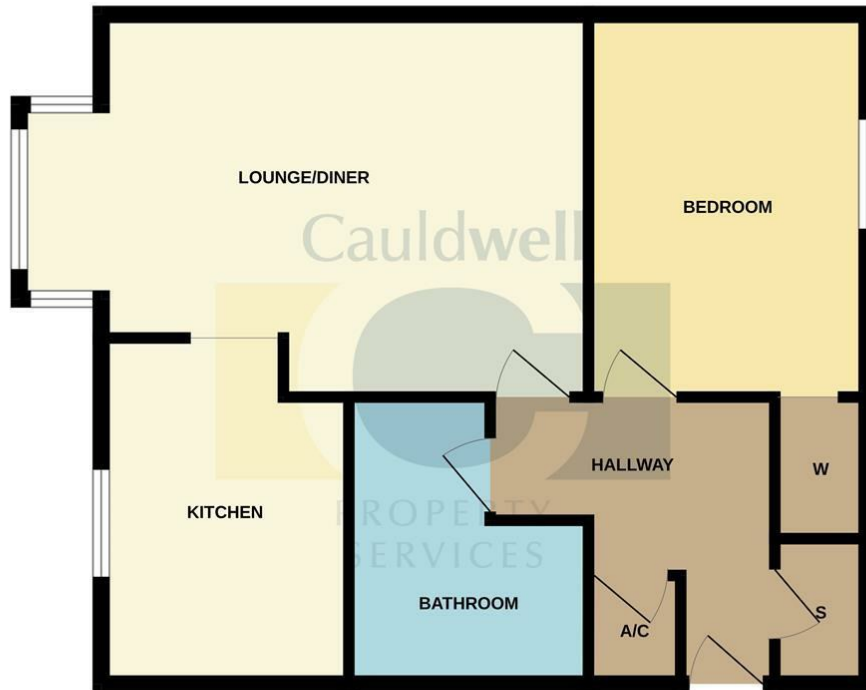
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their 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.**

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.

**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.**

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

# Floor Plan

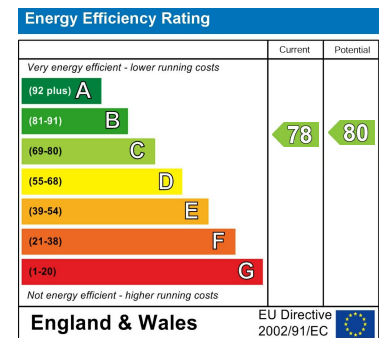


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

# Area Map



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.