



Cauldwell

PROPERTY SERVICES



25 Wolverton Road

Haversham, Milton Keynes, MK19 7AD

£465,000



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ENTRANCE PORCH

8'6" x 4'10" (2.61 x 1.48)

Stained glass door and window to front. Tiled flooring. Decorative ceiling coving. Dado rail. Radiator. Door to living room.

LIVING ROOM

15'5" x 28'3" max (4.71 x 8.63 max)

Double glazed bay window to front. Four radiators. Television point. Gas fire. Decorative coving and dado rail. Ceiling rose. Understairs storage cupboard. Stairs to first floor landing. Door with inset window to dining room. Door to kitchen.

KITCHEN

21'2" x 7'6" (6.47 x 2.31)

Windows to side and rear. Door to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven and grill with four ring gas hob and extractor over. Plumbing for washing machine and dishwasher. Radiator. Door to dining room and lobby.

LOBBY

Door to side. Tiled flooring. Space for American style fridge freezer. Door to wc.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Window to side. Radiator.

DINING ROOM

11'4" x 8'9" (3.46 x 2.69)

Window to rear. Radiator. Decorative coving and ceiling fan. Dado rail.

FIRST FLOOR LANDING

Stairs from living room. Double glazed windows to front and picture double glazed window to side. Dado rail.

BEDROOM ONE

8'10" min x 8'7" min and space to entrance (2.70 min x 2.64 min and space to entrance)

Irregular shaped room.

Double glazed window to rear. Decorative coving with dado rail. Radiator. Door to ensuite.

ENSUITE

Window to side. Three piece suite comprising double shower cubicle with electric shower, wash hand basin and close coupled wc. Radiator. Tiled flooring.

BEDROOM TWO

10'10" x 10'2" (3.32 x 3.10)

Double glazed window to front. Radiator. Decorative coving. Dado rail.

BEDROOM THREE

9'10" x 10'7" (3.00m x 3.23m)

Window to rear. Radiator. Dado rail. Airing and storage cupboard.

BATHROOM

10'4" x 7'11" (3.16 x 2.43)

Two windows to side. Three piece suite comprising corner bath with mixer tap and shower attachment, close coupled wc. wash hand basin in vanity surround. Electric shaver point. Radiator. Tiled flooring.

LOFT ROOM

13'1" x 12'1" max (3.99 x 3.69 max)

Restricted head height

Fixed staircase via hallway from first floor landing. Eaves storage to both sides. Access to loft space. Radiator.

FRONT GARDEN

Driveway parking for 3/4 vehicles. Gated access to rear.

REAR GARDEN

Laid to lawn with rear width patio area and raised brick built flower beds, decorative pebbled flower beds with mature plants and trees. Large timber shed (8m in length) with double glazed windows and doors. power and light. Feature lamp post.

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.

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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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