

Cauldwell

PROPERTY SERVICES



45 Groombridge

Kents Hill, Milton Keynes, MK7 6HA

Offers Over £375,000



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ENTRANCE HALL

Composite double glazed door to front. Radiator. Stairs to first floor landing.

CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin. Heated towel rail. Tiled flooring.

KITCHEN

9'3" x 7'3" (2.82 x 2.22)

Double glazed window to front. Solid wood fitted range of wall and base units with granite worksurfaces and recess sink drainer and mixer tap. Cuisine master freestanding electric double oven and grill with five ring hob and extractor hood. Under cupboard lighting Space for American style fridge freezer. Integral dishwasher. Plumbing for washing machine.

LIVING ROOM/DINING ROOM

16'2" x 13'7" (4.95 x 4.16)

Double glazed window to rear. Double doors with inset glass to family room. Radiator. LED lighting Large understairs storage cupboard.

FAMILY ROOM

10'8" x 9'4" (3.27 x 2.85)

Double glazed windows to rear and side with fitted blinds. Vaulted ceiling. Bi folding double glazed doors to side with blinds. LED lighting Vertical radiator.

FIRST FLOOR LANDING

Stairs from entrance hall. Access loft space. Airing cupboard housing combination boiler.

BEDROOM ONE

12'2" x 9'3" (3.73 x 2.84)

Double glazed window to rear. Built in double wardrobe. Radiator.

BEDROOM TWO

9'3" x 9'1" (2.84 x 2.77)

Double glazed window to front. Radiator.

BEDROOM THREE

8'9" x 6'9" (2.67 x 2.07)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to front. Fitted suite comprising bath with mixer tap and mains shower, folding glass shower screen, wash hand basin in vanity surround and close coupled wc. Electric shaver point. Extractor fan. Heated towel rail. Wall mounted vanity unit. LED lighting. Tiled walls and flooring.

FRONT GARDEN

Block paved driveway and hardstanding parking for three vehicles.

GARAGE

Up and over door to front.

REAR GARDEN

Laid to lawn with rear patio area. Raised flower beds with sleeper borders and raised decking area. Gated access to front. Timber shed.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full

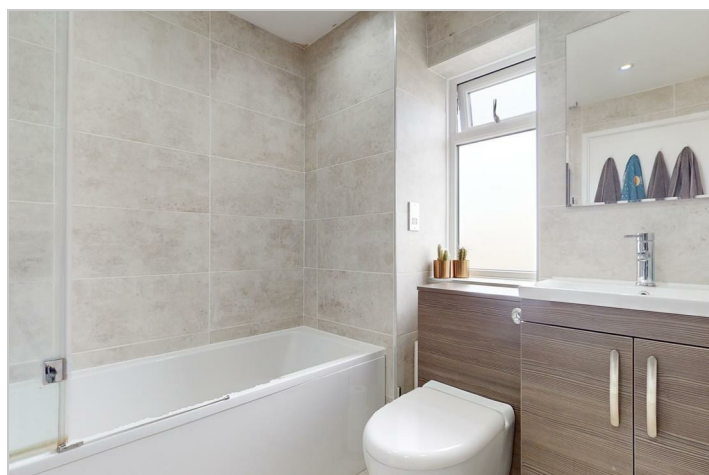
efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange 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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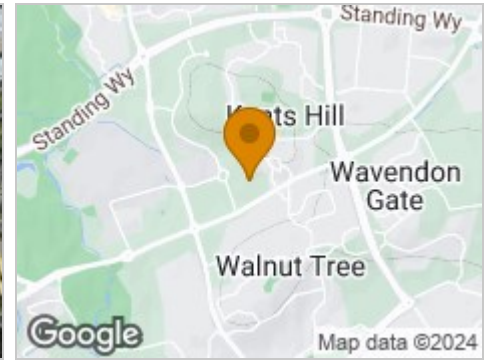
Road Map



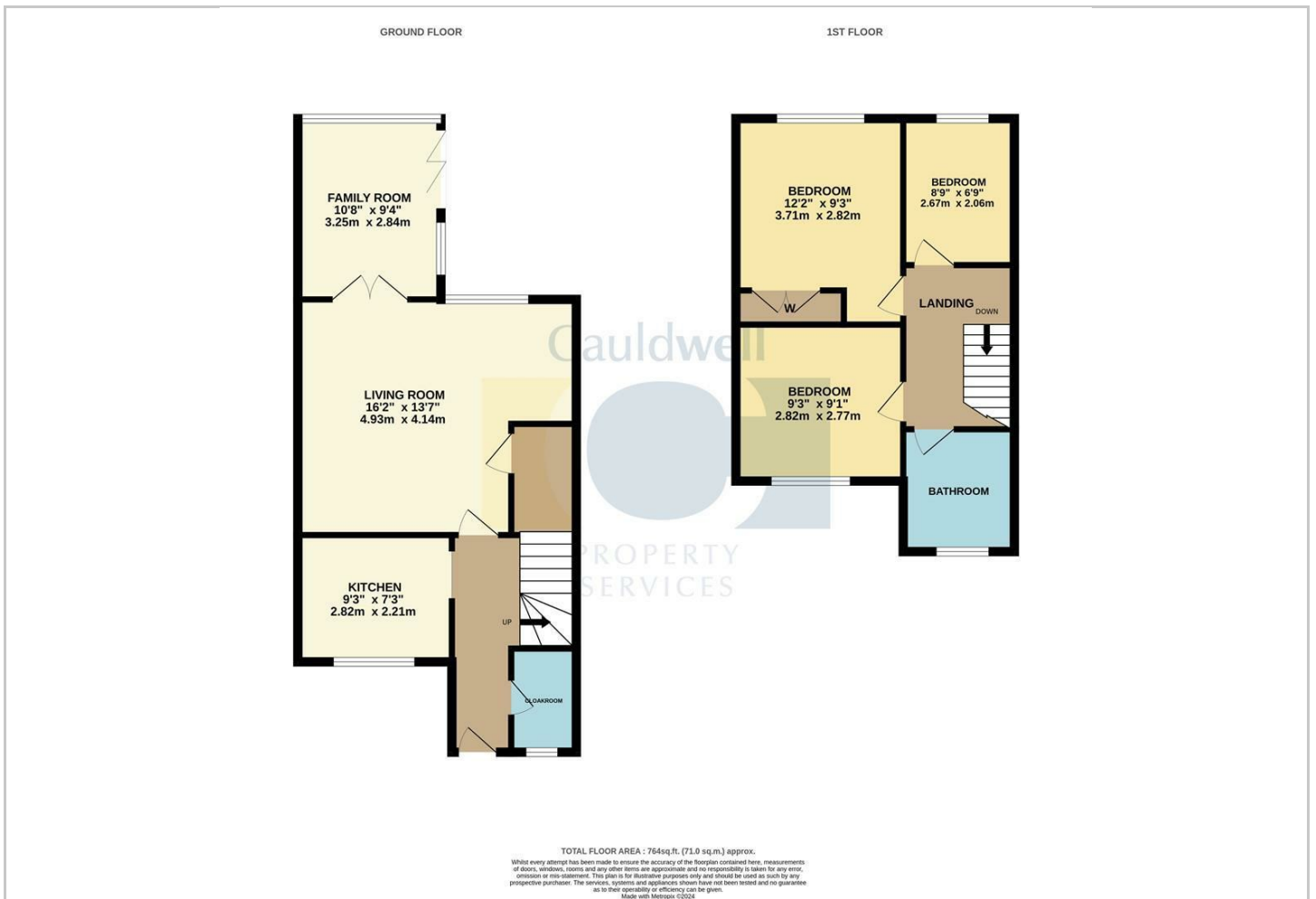
Hybrid Map



Terrain Map



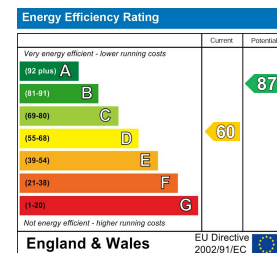
Floor Plan



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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