

Cauldwell

PROPERTY SERVICES



22 Hoathly Mews, Milton Keynes, MK7 6JH **£425,000**

CAULDWELL are delighted to offer for sale a modern three bedroom detached family home, situated within the popular Kents Hill area. The accommodation comprises; entrance hall, downstairs cloakroom, lounge, kitchen/breakfast room, first floor, refitted shower room and three bedrooms. Outside there is a rear garden, garage and a driveway. Energy rating tbc. Council tax band D.

Kents Hill is a popular residential area south east side of Milton Keynes, close to Kingston shopping centre with a choice of shops and restaurants and good access to the A5, Junction 13 M1 and the main line train station in Central Milton Keynes. To the middle of the area is Kents Hill park, ideal for families or those that enjoy a walk.

ENTRANCE HALL

Door to cloakroom and living room. Stairs to first floor. Radiator.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator. Frosted double glazed window to front.

LIVING ROOM 11'8" x 14'0" (3.58 x 4.28)



Double glazed window to front. Radiator. Understairs storage cupboard. Door to kitchen.

KITCHEN/DINING ROOM 9'1" x 14'10" (2.78 x 4.54)



Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Plumbing for washing machine and dishwasher. Breakfast bar. Space for fridge freezer. Double glazed window to rear. Splash back tiling. Wall mounted boiler. Double glazed French doors to conservatory.

CONSERVATORY 10'5" x 8'1" (3.19 x 2.47)



Brick and UPVC double glazed construction with insulated roof with lighting. Two radiators. Power. Double glazed French doors to rear garden.

FIRST FLOOR LANDING

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

BEDROOM ONE 8'6" x 11'11" (2.60 x 3.64)



Double glazed window to rear. Radiator.

BEDROOM TWO 8'5" x 11'2" (2.59 x 3.42)



Double glazed window to front. Radiator.

BEDROOM THREE 9'0" x 6'6" (2.76 x 2.00)

Double glazed window to front. Radiator.

SHOWER ROOM



Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin with cupboard surround. Double glazed window to rear. Tiled walls. Heated towel rail.

REAR GARDEN



Enclosed and laid to lawn with patio area and wooden fence surround. Gated side access.

FRONT GARDEN

Hardstanding driveway. Pickett fence surround.

SINGLE GARAGE

Up and over door.

COUNCIL TAX BAND

Council tax band D. 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.

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.

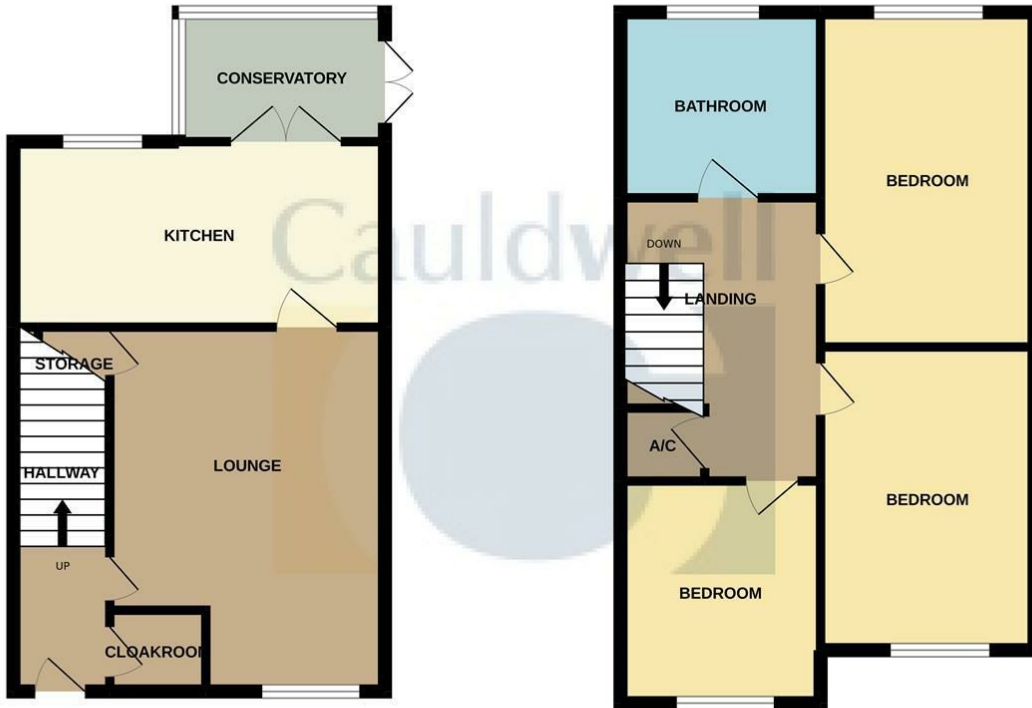
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Floor Plan

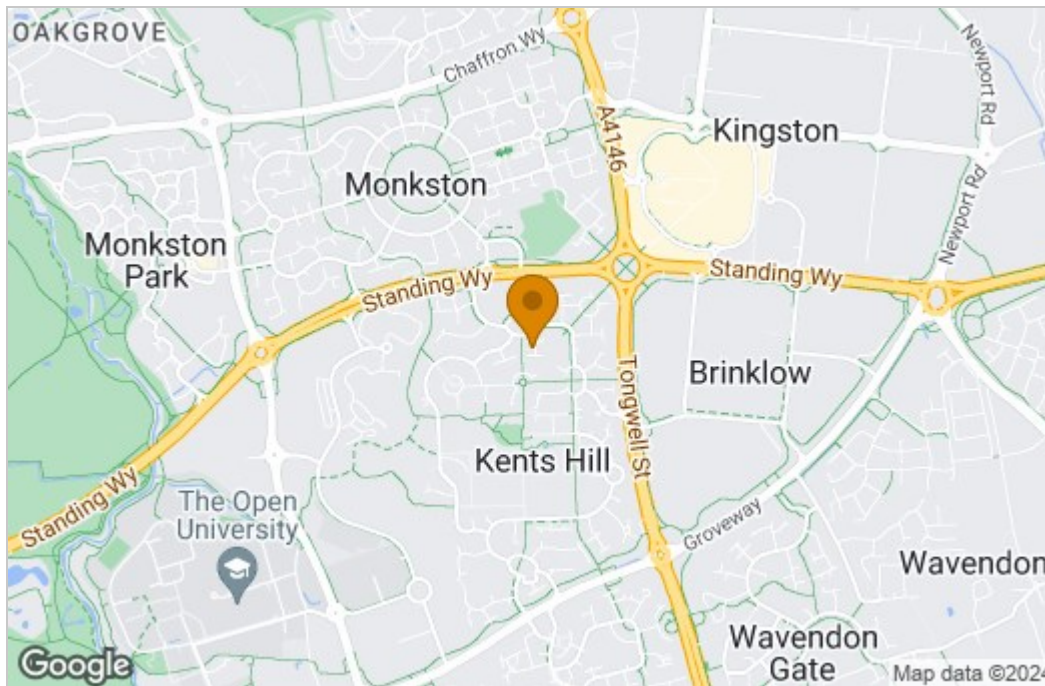
GROUND FLOOR

1ST FLOOR



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.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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