



Cauldwell

PROPERTY SERVICES



19 Hadrians Drive

Bancroft, Milton Keynes, MK13 0QB

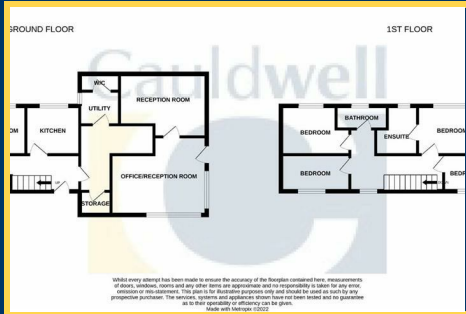
Offers Over £780,000



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ENTRANCE HALL

Stairs to first floor, Door to cloakroom

CLOAKROOM

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

LIVING ROOM

Dual aspect room with double glazed window to front. Double glazed patio doors to rear. Radiator

DINING ROOM

Double glazed window to rear. Radiator.

KITCHEN

Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer. Space for cooker. Integral fridge freezer. Wall mounted boiler Double glazed window to rear.

FIRST FLOOR LANDING

Double glazed window to front. Loft access. Doors to all rooms.

BEDROOM ONE

Double glazed window to rear. Radiator.

BEDROOM TWO

Double glazed window to front. Radiator.

BEDROOM THREE

Double glazed window to rear. Radiator.

BEDROOM FOUR

Double glazed window to front. Radiator.

BATHROOM

Double glazed window to rear. Three piece suite comprising panelled bath, wash hand basin and low level wc. Radiator. Part tiled walls.

OFFICE/RECEPTION

16'4" x 17'7" (4.98 x 5.36)

Double glazed window to front and side. Door to side access.

UTILITY ROOM

Double glazed window to side. Plumbing for washing machine. Space for dishwasher. Door to wc.

RECEPTION ONE

15'10" x 11'7" (4.83 x 3.53)

RECEPTION TWO

13'5" x 10'10" (4.09 x 3.30)

REAR GARDEN

Enclosed and laid mainly to decking. Wooden fence surround. Gated side access. Mature flower and shrub borders.

DOUBLE GARAGE

Double up and over doors. Double width driveway.

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

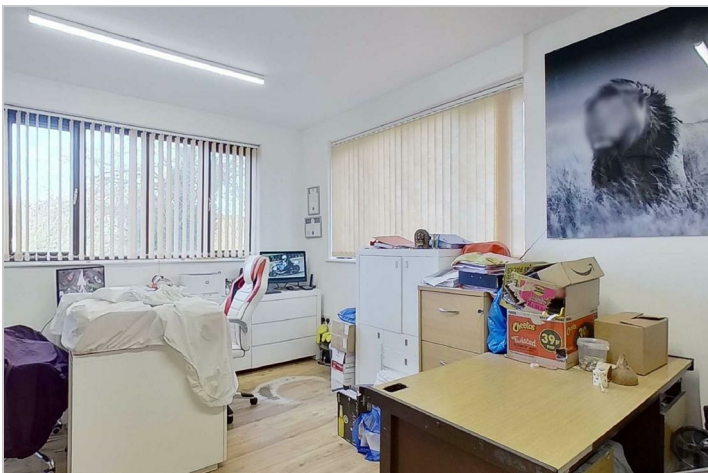
services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

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.

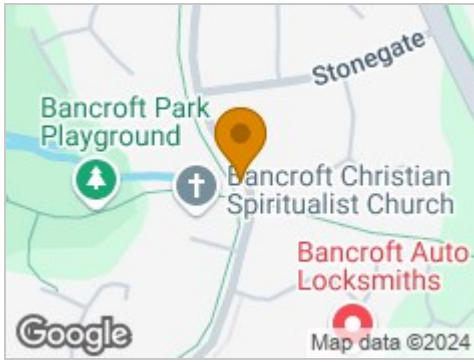
MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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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



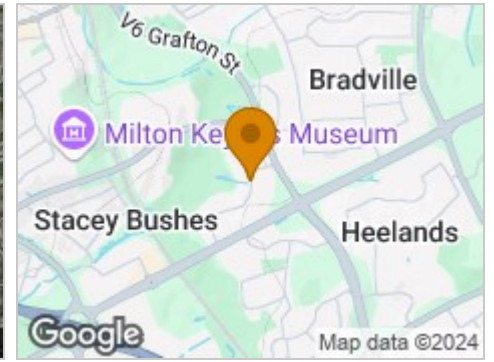
Road Map



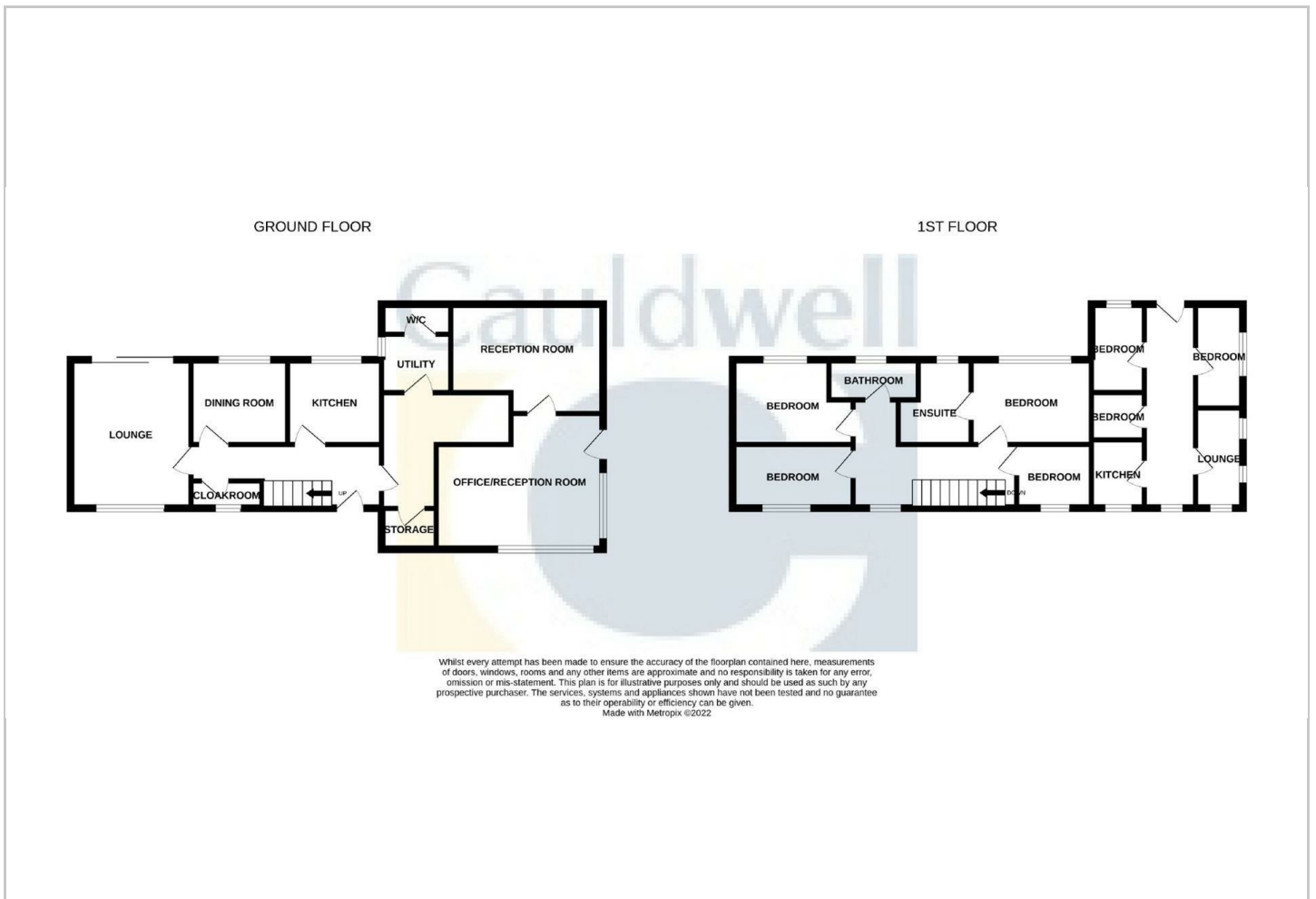
Hybrid Map



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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