



Cauldwell

PROPERTY SERVICES



48 Wickstead Avenue

Grange Farm, Milton Keynes, MK8 0NW

Offers In The Region Of £700,000



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ENTRANCE HALL

Double glazed door to side. Radiator. Understairs storage cupboard. Dog leg stairs to first floor landing.

LIVING ROOM

17'8" x 14'0" (5.40 x 4.29)

Two double glazed windows to front and window to side. Two radiators. Television and telephone points.

CLOAKROOM

Two piece suite comprising close coupled wc with hand shower attachment and wash hand basin. Radiator. Extractor fan.

KITCHEN/DINER

20'3" x 11'11" (6.19 x 3.64)

Double glazed French doors and windows to rear. Fitted with a range of wall and base units with granite worksurfaces and Range style oven, with six ring hob and extractor over. One and half bowl sink drainer with mixer tap. Integral dishwasher. Space for American style fridge freezer. Television point. Telephone point. Tiled flooring Door to utility room.

UTILITY ROOM

6'9" x 6'1" (2.06 x 1.86)

Double glazed door to side. Base unit with worksurface and sink drainer unit. Plumbing for washing machine and space for tumble dryer. Wall mounted central heating boiler. Extractor fan.

SITTING ROOM

19'1" x 11'7" (5.84 x 3.54)

Double glazed window to front and double glazed French doors and windows to rear. Television point. Telephone point. Two radiators. Electric fireplace. French doors from hallway.

FIRST FLOOR LANDING

Dog leg case from entrance. Stairs to second floor landing. Radiator. Airing cupboard.

BEDROOM ONE

18'3" x 17'9" (5.58 x 5.42)

Double glazed window to side. Two sets of double glazed French doors to front with Juliette balconies. Two radiators. Built in wardrobes. Double glazed window to opposite side. Door to ensuite.

ENSUITE

Double glazed window to side. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc with hand shower attachment. Radiator. Extractor fan. Electric shaver point.

BEDROOM TWO

16'8" x 12'0" (5.10 x 3.68)

Double glazed window to rear. Radiator.

ENSUITE

Double glazed obscure window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Electric shaver point Radiator Extractor fan.

BEDROOM THREE

13'5" x 12'6" (4.09 x 3.83)

Double glazed window to front. Radiator. Door to ensuite.

ENSUITE

Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap and shower attachment, wash hand basin and close coupled wc with hand shower attachment. Electric shaver point. Extractor fan. Radiator.

SECOND FLOOR LANDING

Stairs from first floor. Radiator. Access to loft space.

BEDROOM FOUR

14'7" x 12'2" (4.45 x 3.71)

Double glazed window to rear. Radiator. Walk in wardrobe (1.98mx 1.93m) with light.

BEDROOM FIVE

19'4" x 11'9" (5.91 x 3.60)

Double glazed windows to front and rear. Two radiators.

BATHROOM

Double glazed sky light window to rear Three piece suite comprising bath with shower over, wash hand basin and close coupled wc with hand shower attachment. Radiator. Extractor fan. Electric shaver point

FRONT GARDEN

Garden area with small trees. Block paved driveway parking for two/three cars leading to garage.

GARAGE

Up and over door to front. Power and light. Electric vehicle charger.

REAR GARDEN

Rear width patio area. Large lawned area with additional flower beds. Gated access to driveway. Steps up to secondary garden area with large lawn and patio with pergola and large outside seating area.

OPEN PARKLAND

Stunning open views over open parkland to the front aspect.

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 &

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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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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



Road Map



Hybrid Map



Terrain Map



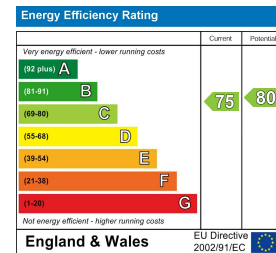
Floor Plan



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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