

Cauldwell

PROPERTY SERVICES



45 France Furlong, Milton Keynes, MK14 5EH £365,000

CAULDWELL are pleased to offer for sale a well presented three bedroom family home, situated within the popular Great Linford area. The accommodation comprises; entrance hall, downstairs cloakroom, triple aspect refitted kitchen/dining room, utility, dual aspect living room, first floor, three bedrooms and a family bathroom. Outside there is an attractive rear garden offering a high degree of privacy and off road parking. Council tax band C. Energy Rating C.

Situated to the North east of Milton Keynes Great Linford was one of the first villages incorporated into the new town, although area has changed through the years, the historic core of the old village with its High Street and Manor Park has retained some of its old flavour and character. There are many open spaces including an orchard, playgrounds, playing fields and pavilion; the Grand Union Canal also runs at the edge of the development. The local amenities include two convenience shops, fish and chip shop, book shop and coffee shop. Great Linford Primary school is situated on the estate and is currently rated good by Ofsted.

ENTRANCE HALL

Front entrance door. Door to kitchen, cloakroom and understairs storage cupboard.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin with tiled splash backs. Radiator. Frosted double glazed window to front. Tiled flooring.

KITCHEN/DINER 17'3" x 10'5" (5.26 x 3.18)



Double glazed window to front, side and rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit and mixer tap. Built in oven, hob and extractor. Plumbing for washing machine. Space for fridge freezer. Radiator.

LIVING ROOM 17'3" to 11'3" x 13'8" to 9'1" (5.26 to 3.45 x 4.19 to 2.79)



Dual aspect room with double glazed window to front. Double glazed French doors to rear. Two radiators. Door to lean to.

LEAN TO

Timber construction. Single glazed windows to rear. Small loft access. Door to garden.

FIRST FLOOR LANDING

Doors to all rooms. Three storage cupboards (one housing boiler) Loft access.

MASTER BEDROOM 13'8" x 9'1" (4.19 x 2.77)



Built in cupboard. Double glazed window to rear. Radiator

BEDROOM TWO 11'3" x 10'4" (3.45 x 3.15)



Double glazed window to rear. Radiator.

BEDROOM THREE 10'7" x 7'8" (3.25 x 2.34)



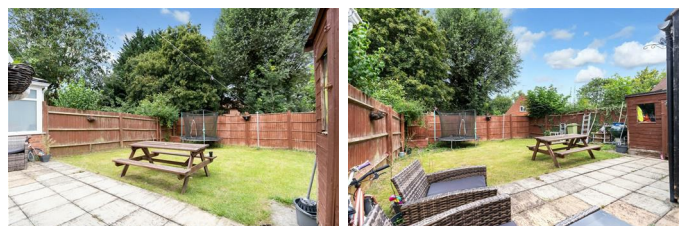
Double glazed window to front. Radiator.

BATHROOM



Three piece suite comprising panelled bath with mixer tap and shower attachment, low level wc and wash hand basin. Heated towel rail. Part tiled walls.

REAR GARDEN



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

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.

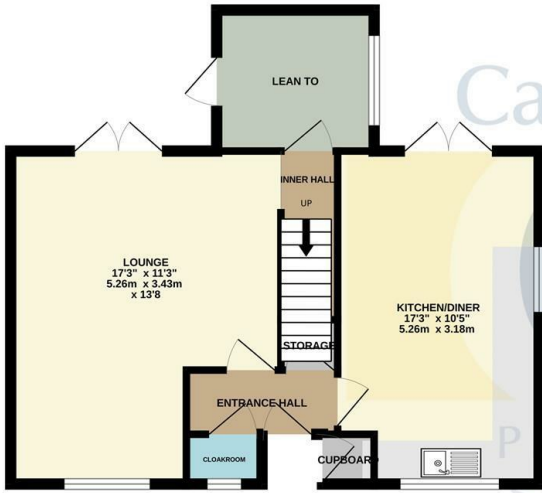
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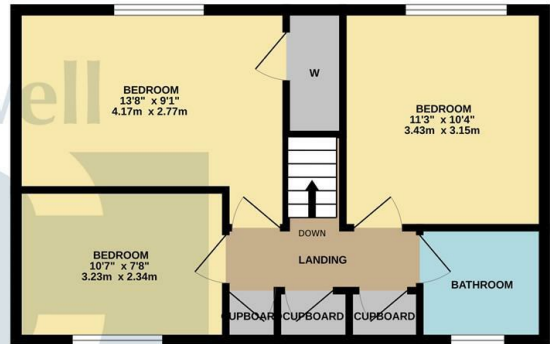
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Floor Plan

GROUND FLOOR



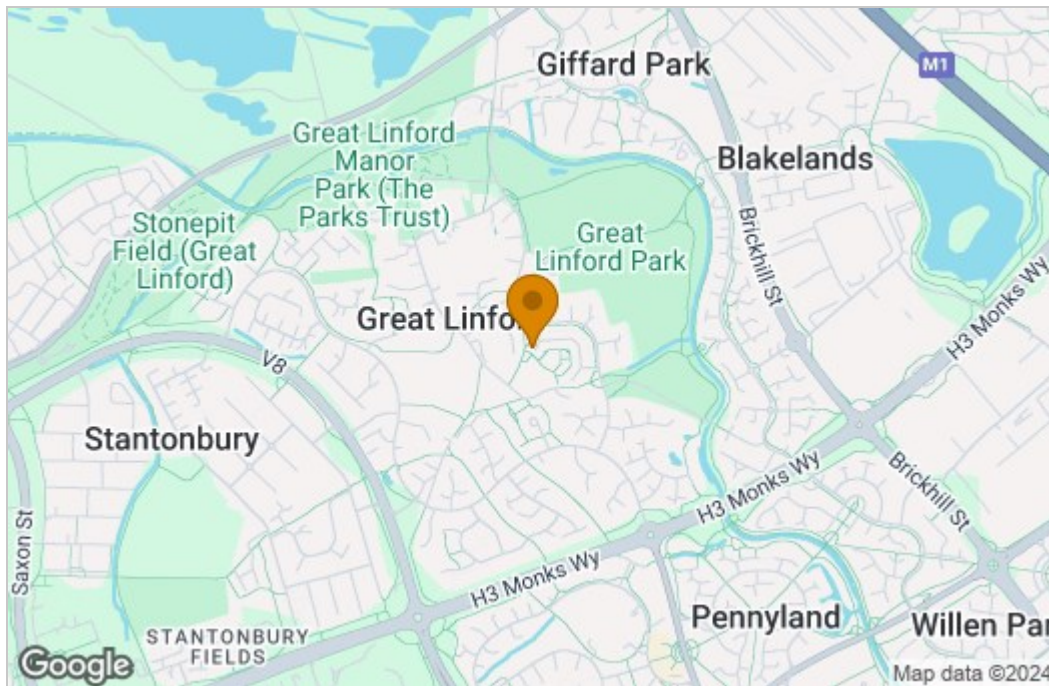
1ST FLOOR



TOTAL FLOOR AREA : 947sq.ft. (88.0 sq.m.) approx.

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			89
(81-91) B			
(69-80) C		72	
(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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