



Cauldwell

PROPERTY SERVICES



1 Levens Hall Drive

Westcroft, Milton Keynes, MK4 4GD

£450,000



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ENTRANCE HALL

UPVC door to front. Doors to kitchen/dining/family room, cloakroom and living room.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Heated towel rail. Tiled flooring. Extractor fan.

KITCHEN/DINING/FAMILY ROOM

26'10" x 12'3" max (8.20 x 3.74 max)

Double glazed window to front. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Under cupboard lighting and inner cupboard lighting. Electric oven, five ring hob and extractor hood. Integral fridge freezer, dishwasher and washing machine. Radiator. Tiled flooring. Arch to family area.

FAMILY AREA

Double glazed windows to both sides and rear. Double glazed French doors to rear. Radiator. Tiled flooring.

LIVING ROOM

17'10" x 12'5" (5.45 x 3.79)

Double glazed window to front. Double glazed French doors to rear. Feature fireplace and surround. Radiator. Television, telephone and data connection points. Stairs rising to first floor landing with double glazed window to rear on half turn.

FIRST FLOOR LANDING

Stairs from living room. Access to part boarded loft space.

BEDROOM ONE

11'10" x 11'8" (3.61 x 3.58)

Double glazed window to front. Radiator. Television point. Door to ensuite. Opening to dressing area

DRESSING AREA

7'1" x 5'8" (2.16 x 1.73)

Radiator. Airing cupboard.

ENSUITE

Double glazed obscure window to rear. Three piece suite comprising shower cubicle with mains shower and recess pipework, wash hand basin and close coupled wc. Heated towel rail. Tiled walls and flooring. Extractor fan.

BEDROOM TWO

9'3" x 12'3" max (2.84 x 3.75 max)

Double glazed window to rear. Radiator. Television point.

BEDROOM THREE

9'10" x 8'1" max (3.00 x 2.47 max)

Double glazed window to front. Radiator. Television and telephone points.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mixer tap and mains shower over, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Tiled walls and flooring.

FRONT GARDEN

Small garden area with outside tap. Driveway parking to the side for two vehicles with double gates.

GARAGE

18'11" x 9'5" (5.78 x 2.88)

Up and over door to front. Power and light. Personal door to garden.

REAR GARDEN

Rear width patio area and generous lawn area. Gated to front. Mature flower beds and borders with a selection of plants and trees. Shingle stone seating area. Security lights. Part walled.

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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Road Map



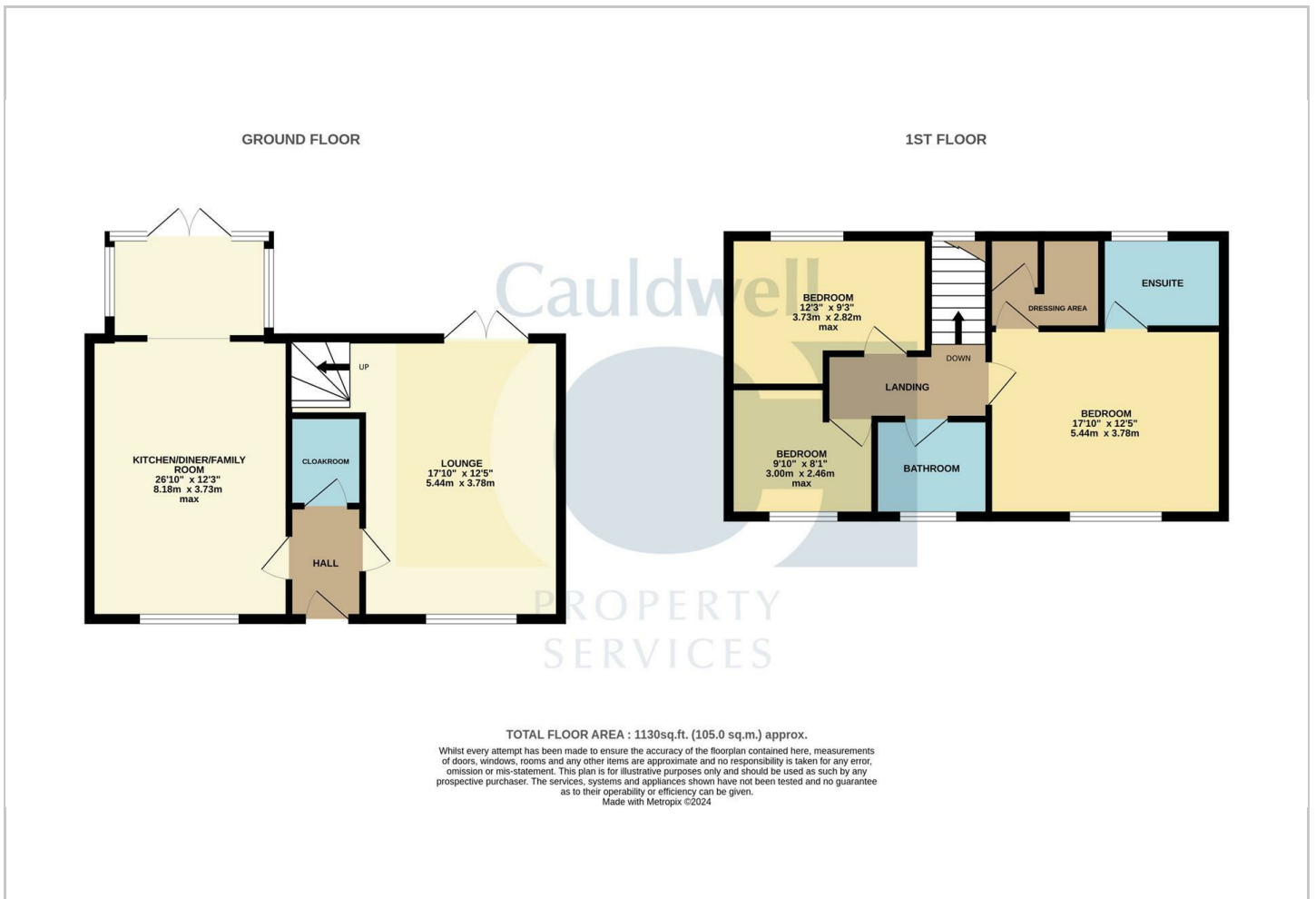
Hybrid Map



Terrain Map



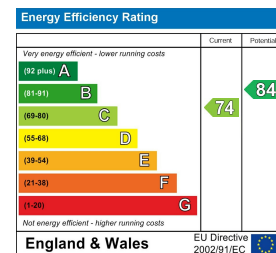
Floor Plan



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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