



Cauldwell

PROPERTY SERVICES



8 Pennyroyal

Walnut Tree, Milton Keynes, MK7 7NP

Asking Price £435,000



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ENTRANCE HALL

UPVC double glazed door to front. Understairs storage cupboard with light. Radiator. Stairs to first floor landing.

CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin. Radiator

LIVING ROOM

14'5" x 10'5" (4.41 x 3.20)

Double glazed window to front. Two radiators. Television point. Telephone point. Connecting double doors to dining room. Radiator.

DINING ROOM

12'8" x 8'7" (3.88 x 2.63)

Double glazed French doors to rear. Radiator. Double doors to living room. LED lighting.

KITCHEN

9'3" x 8'3" (2.83 x 2.53)

Double glazed window to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit and mixer tap. Electric oven and hob with extractor over. Space for fridge and freezer. LED lighting. Radiator. Door to utility room.

UTILITY ROOM

7'0" x 6'1" (2.15 x 1.87)

Double glazed windows and door to rear. Base units and worksurfaces with stainless steel sink drainer and mixer tap. Plumbing for washing machine and space for tumble dryer. Wall mounted combination boiler Radiator. Door to garage .

FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space via ladder. Airing cupboard with radiator.

BEDROOM ONE

13'6" x 10'3" (4.14 x 3.13)

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

ENSUITE

6'11" x 6'10" (2.11 x 2.09)

Double glazed obscure window to side. Three piece suite comprising shower cubicle with mains shower and rainfall head, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. LED lighting.

BEDROOM TWO

10'2" x 8'0" (3.11 x 2.44)

Double glazed window to rear. Radiator.

BEDROOM THREE

9'6" x 6'11" (2.91 x 2.13)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and hand shower attachment, close couple wc and wash hand basin. Extractor fan. Mirror with light. Radiator. Wall mounted vanity unit.

REAR GARDEN

Full width patio area and lawn with a selection of small trees and plants, pear tree. Timber shed. Gated access to front. Outside tap.

FRONT GARDEN

Laid to lawn with mature well stocked flower beds and hardstanding driveway leading to garage. Outside tap. Outside power point.

GARAGE

Up and over door to front, power and light. Boarded loft space with ladder. Door to utility room.

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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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



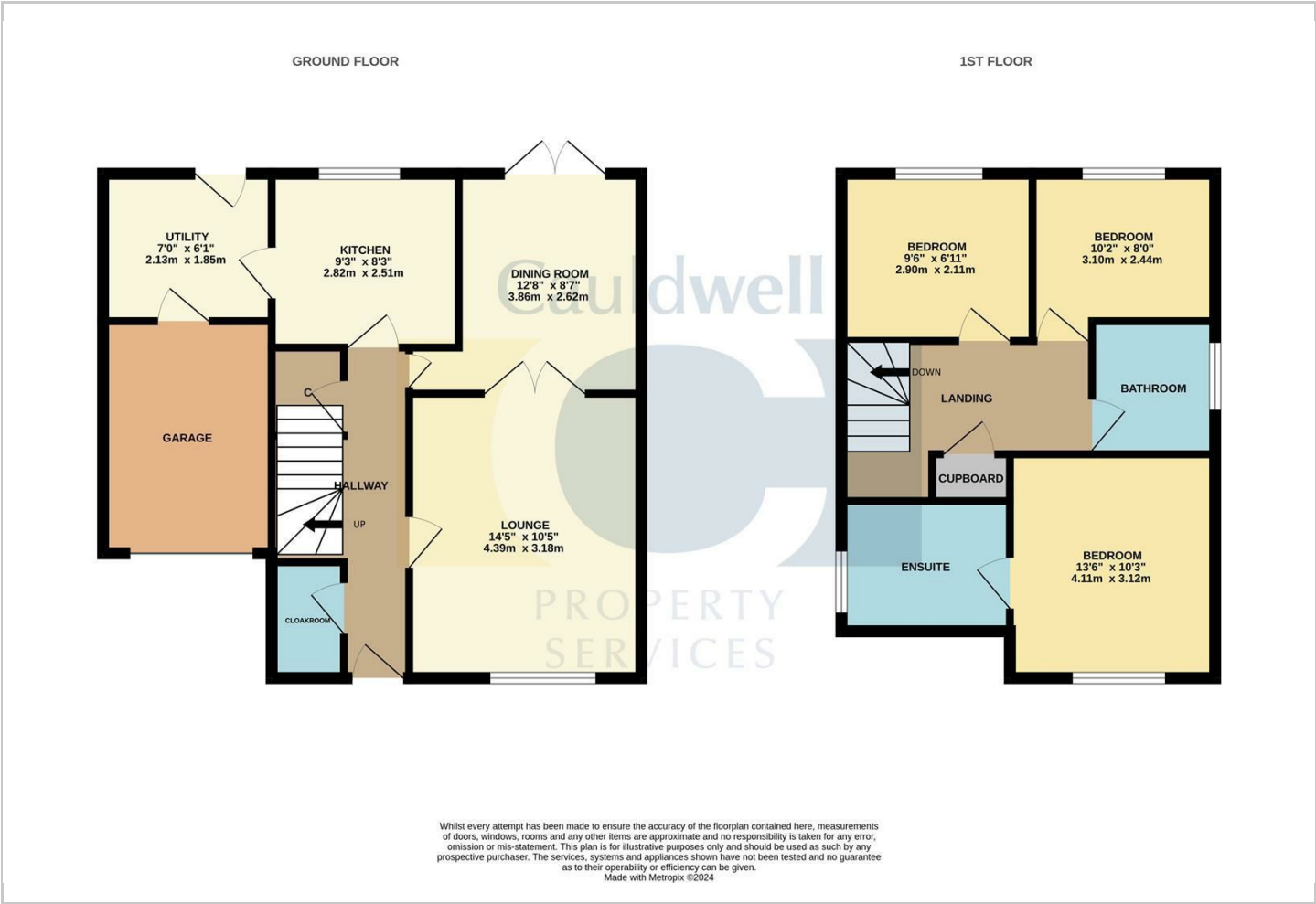
Hybrid Map



Terrain Map



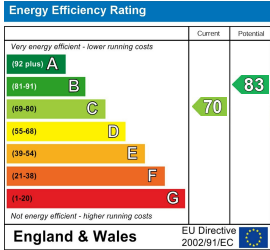
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.