



# Cauldwell

PROPERTY SERVICES



## 48 Challacombe

Furzton, Milton Keynes, MK4 1DP

£329,995





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## ENTRANCE HALL

Stairs to first floor Door to living room. Feature radiator.

## LIVING ROOM

10'4" x 17'3" (3.15 x 5.26)

Double glazed window to front. Skimmed ceiling. Radiator. Door to kitchen.

## KITCHEN/DINER

13'4" x 9'3" (4.08 x 2.84)

Re-fitted with a range of soft close wall and base units with worksurfaces incorporating sink drainer with fitted soap dispenser. Built in oven, four ring hob and extractor hood. Plumbing for washing machine and dishwasher. Space for under counter fridge. Feature radiator. Breakfast bar. Two double glazed windows to rear. Double glazed door to rear. Skimmed ceiling with inset lighting. Tiled flooring. Splash back tiling.

## FIRST FLOOR LANDING

Doors to all rooms. Over stairs store cupboard Access to loft.

## BEDROOM ONE

13'7" x 9'7" (4.16 x 2.94)

Double glazed window to front. Skimmed ceiling. Feature chrome radiator.

## BEDROOM TWO

8'8" x 7'3" (2.65 x 2.21)

Double glazed window to rear. Radiator. Skimmed ceiling.

## BEDROOM THREE

7'11" x 7'2" (2.42 x 2.20)

Double glazed window to side. Radiator. Skimmed ceiling.

## BATHROOM

Three piece suite comprising 'P' shaped shower bath with shower over. low level wc and wash hand basin in vanity surround. Frosted double glazed window to rear. Tiled walls. Heated towel rail. Skimmed ceiling.

## REAR GARDEN

Enclosed and laid to artificial lawn with decking area. Brick and fenced surround. Gated rear access. Double width driveway.

## FRONT GARDEN

Miniature wall. Gated 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.

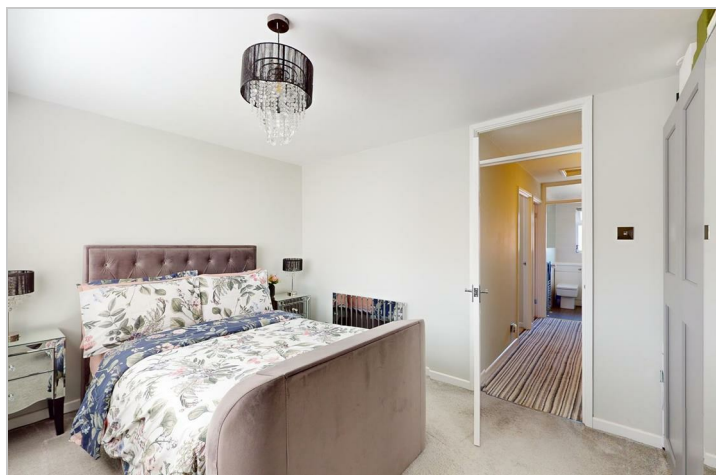
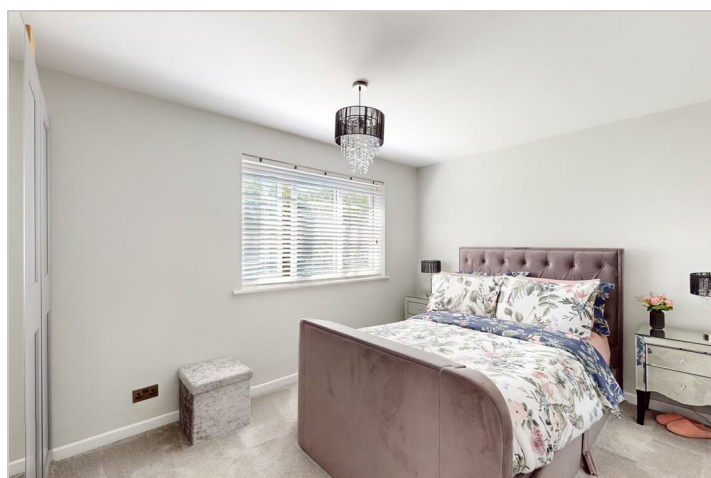
The above details have been submitted to our clients

Tel: 01908 304480

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



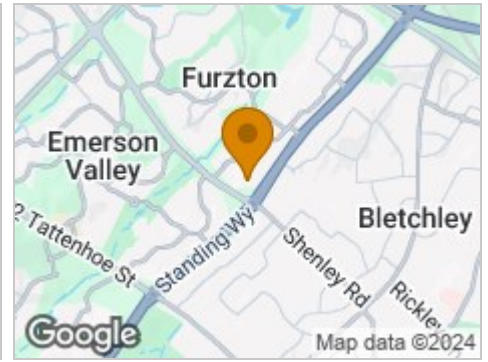
## Road Map



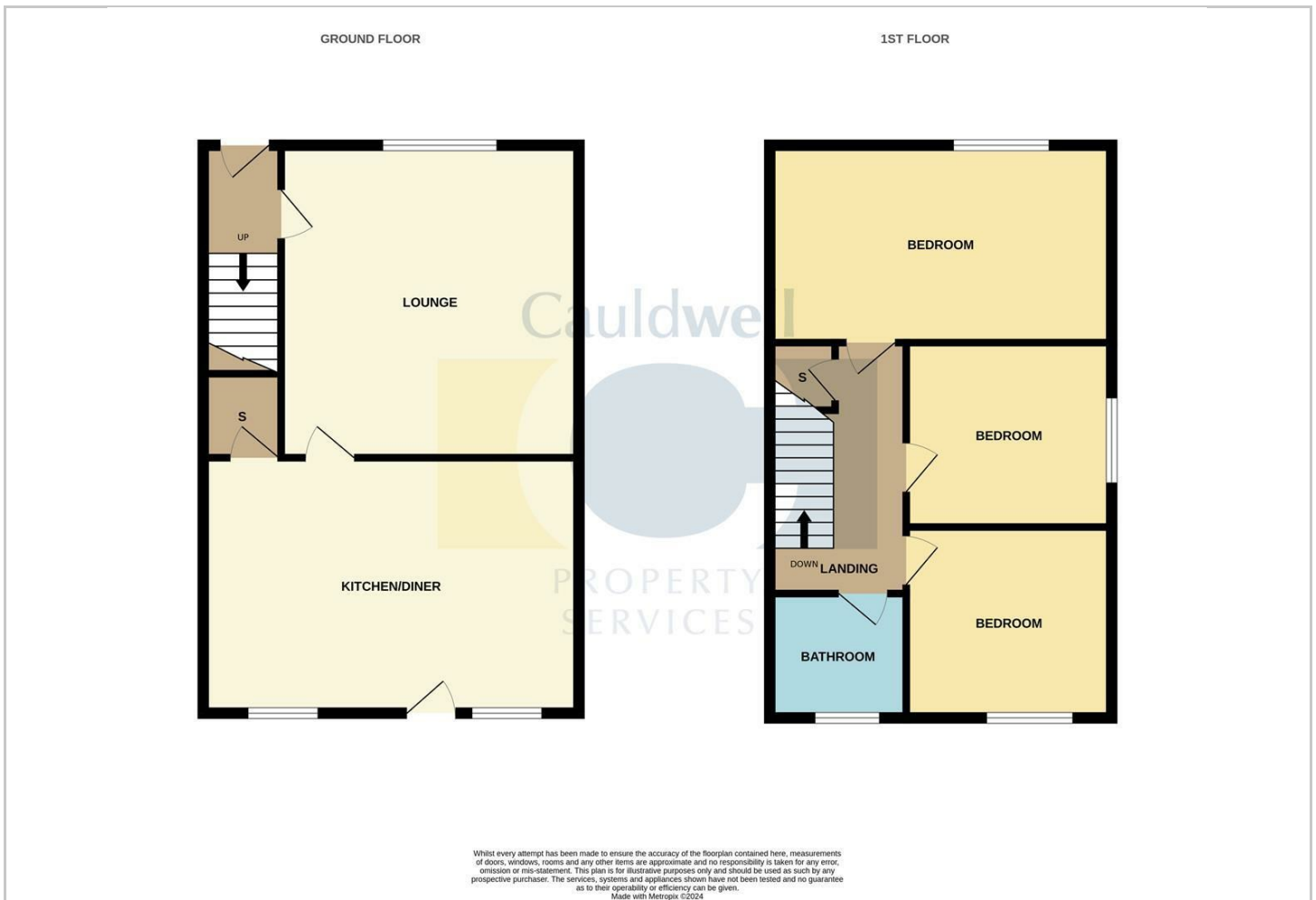
## Hybrid Map



## Terrain Map



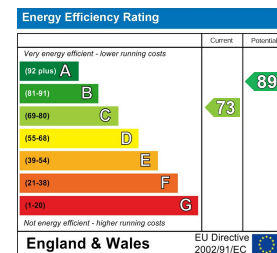
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.