

Cauldwell

PROPERTY SERVICES



39 Fitz Hugh Crescent

Eagle Farm South, Milton Keynes, MK17 7BU

£570,000



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ENTRANCE HALL

Composite door to front. Amtico flooring. Radiator. Stairs to first floor landing. Storage cupboard. Telephone point.

LIVING ROOM

15'0" x 11'11" (4.59 x 3.65)

Double glazed window to front. Double glazed bay window to front. Two radiators. Television point.

OFFICE

8'11" x 10'9" (2.74 x 3.28)

Double glazed window to front. Radiator.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin in vanity unit. Extractor fan. Radiator. Amtico flooring.

KITCHEN/DINING/FAMILY ROOM

28'5" x 12'6" into bay (8.67 x 3.83 into bay)

Two double glazed windows to rear. Double glazed bay to rear and side. Double glazed French doors to rear. Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer and mixer tap. Electric oven and grill with five ring gas hob and extractor hood. Integral dishwasher. Breakfast bar seating area. Two radiators. Under unit lighting. Door to utility room. Understairs storage cupboard.

UTILITY ROOM

Double glazed obscure door to side. Wall and base units with worksurfaces. Integral washing machine and space for tumble dryer. Wall mounted central heating boiler. Radiator. Extractor fan.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space. Radiator. Airing cupboard.

BEDROOM ONE

11'8" x 10'10" (3.57 x 3.31)

Double glazed window to front. Radiator. Built in wardrobes. Door to ensuite.

ENSUITE

Double glazed window to front. Three piece suite comprising double shower cubicle with mains shower, low level wc and wash hand basin. Heated towel rail. Extractor fan. Shaver point. Tiled walls. Amtico flooring.

BEDROOM TWO

12'2" x 10'8" (3.71 x 3.26)

Double glazed window to front. Radiator. Built in wardrobes.

BEDROOM THREE

10'7" x 8'11" (3.25 x 2.74)

Double glazed window to rear. Radiator. Built in wardrobes.

BEDROOM FOUR

10'2" x 9'1" (3.10 x 2.77)

Double glazed window to rear. Radiator. Built in wardrobes.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap and shower with screen, close coupled wc and wash hand basin. Radiator. Extractor fan. Tiled walls. Amtico flooring.

FRONT GARDEN

Small garden area with retaining wall. Hardstanding driveway parking to side.

DETACHED GARAGE

21'1" x 10'9" (6.45 x 3.29)

Electric up and over door. Composite door to garden. Power and light.

REAR GARDEN

Full width Porcelain patio area with lawn. Outside power and tap. Gated access to side. Composite door to garage.

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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Road Map



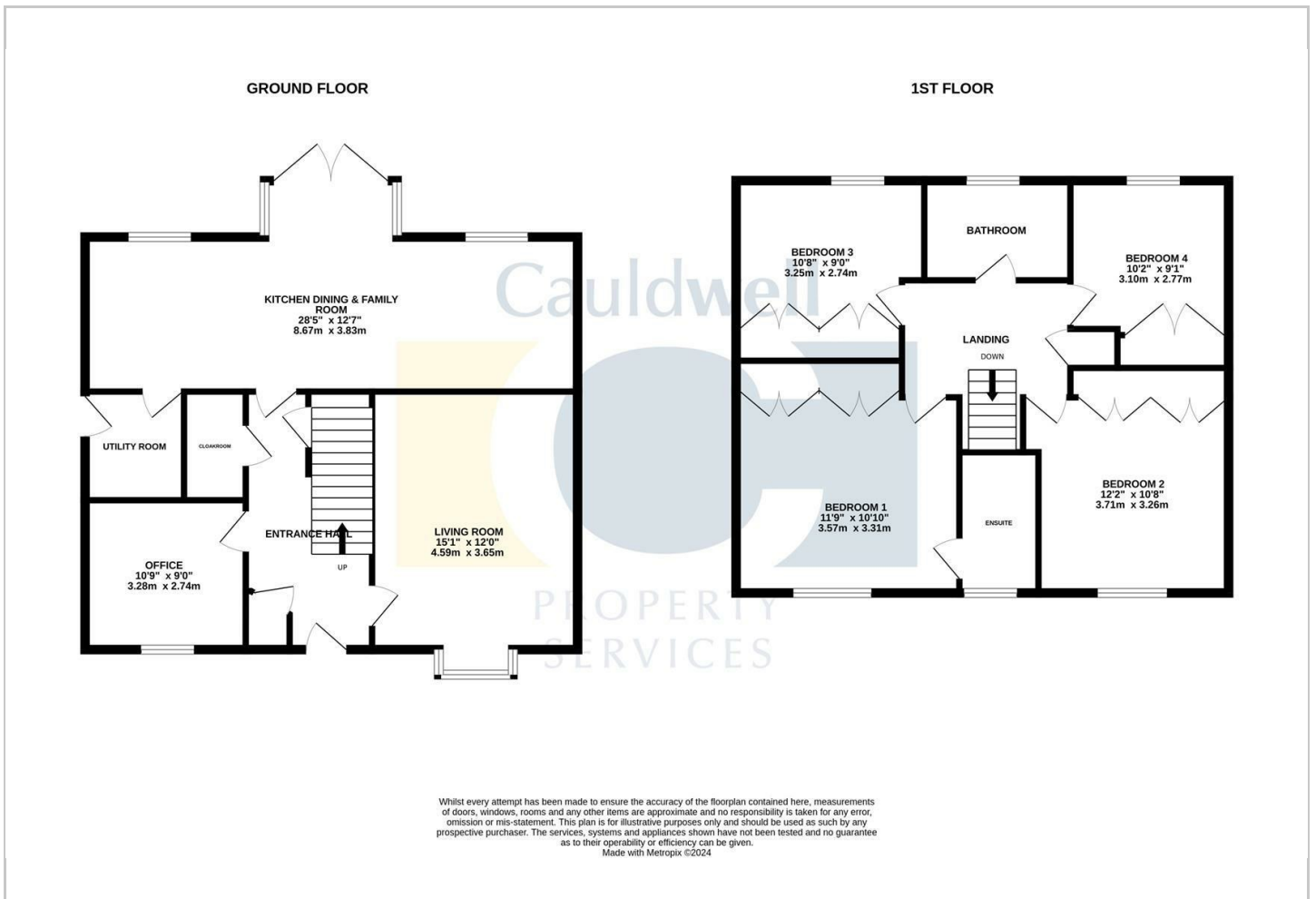
Hybrid Map



Terrain Map



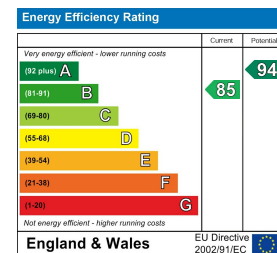
Floor Plan



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.