

# Cauldwell

PROPERTY SERVICES



## 8 William Smith Close

Woolstone, Milton Keynes, MK15 0AW

£325,000



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## ENTRANCE PORCH

Double glazed door to front and double glazed window to side. Storage space. Door hallway.

## ENTRANCE HALL

Vertical radiator and additional traditional radiator. Stairs to first floor landing. Door to living room and dining room. Arch to kitchen.

## KITCHEN

9'9" x 5'10" (2.99 x 1.80)

Two double glazed windows to front. Re-fitted range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and induction hob with extractor hood. Space for fridge and freezer. Plumbing for washing machine.

## LIVING/DINING ROOM

20'8" x 12'5" (6.32 x 3.79)

Part vaulted ceiling. Double glazed French doors and windows to rear. Radiator. Television point. Sky tv point (subject to provider regulations) Understairs storage cupboard with power and light. Fibre internet connection point.

## FIRST FLOOR LANDING

Dog leg staircase from entrance hall. Double glazed windows to side. Cupboard housing combination boiler. Access to loft space. Radiator.

## BEDROOM ONE

12'4" x 8'7" (3.78 x 2.62)

Two double glazed windows to rear. Radiator. Built in wardrobes.

## BEDROOM TWO

9'9" x 6'6" (2.99 x 1.99)

Two double glazed windows to front. Radiator. Built in wardrobes. Radiator.

## BATHROOM

Double glazed obscure window to front. Triple sized shower tray with fitted glass shower screen and mains shower, close coupled wc and wash hand basin. Radiator.

## REAR GARDEN

Low maintenance rear garden laid mainly to shingle stone and rear patio area. Mature trees. plants and hedges.

## FRONT GARDEN

Laid to shingle stone. Driveway parking leading to garage.

## GARAGE

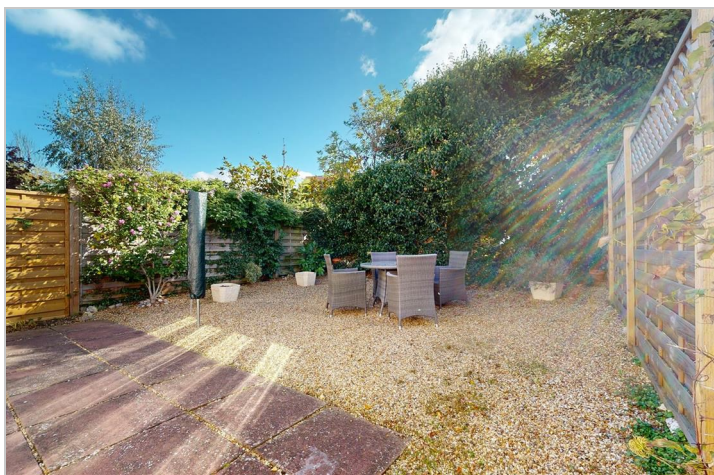
Up and over door to front and rear. Power and light.

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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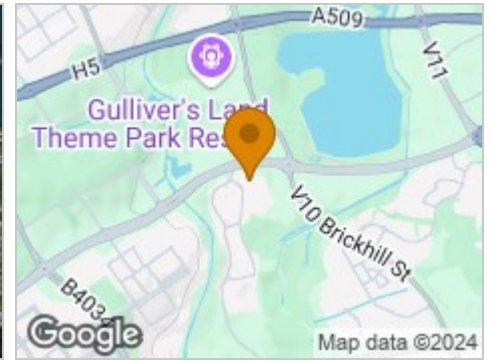
## Road Map



## Hybrid Map



## Terrain Map



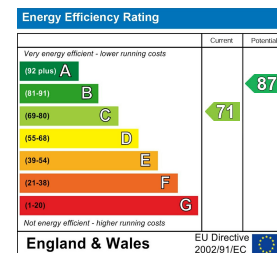
## Floor Plan



## 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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