



Cauldwell

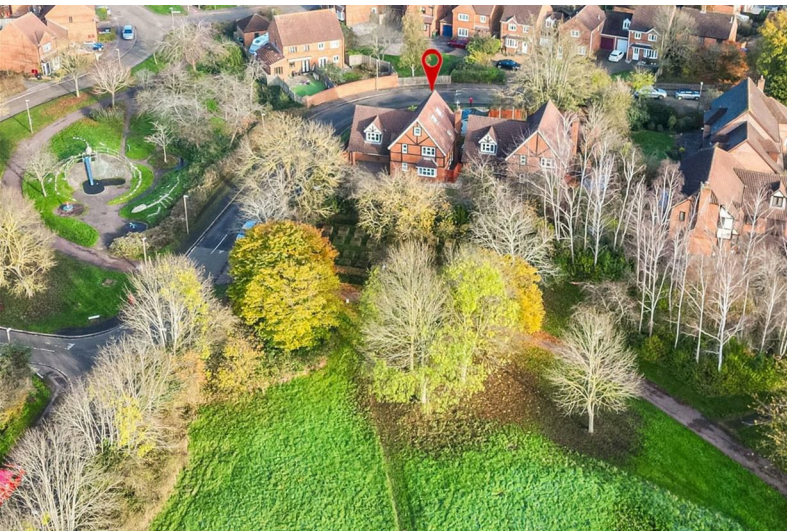
PROPERTY SERVICES



35 Walton Road

Caldecotte, Milton Keynes, MK7 8AE

£759,950



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ENTRANCE HALL

Via composite double glazed door. Double panelled radiator. Coving to skimmed ceiling. Security Alarm. Stairs to first floor. Door to reception room, kitchen/breakfast room and living room. Door to cloakroom.

RECEPTION ROOM

12'0" x 11'1" (3.68 x 3.40)

Coving to skimmed ceiling with down lighters. Double panelled radiator. Built in double cupboard. Door to utility room. Understairs storage cupboard. Door leading to side of property. Double glazed bay window to front.

UTILITY ROOM

Fitted with a range of wall and base units with roll top worksurfaces incorporating stainless steel sink and drainer with stainless steel mixer tap. Plumbing for washing machine. Space for tumble dryer. Coving to skimmed ceiling. Extractor fan. Splash back tiling. Double glazed window to front.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin in vanity surround. Part tiled walls. Coving to skimmed ceiling. Frosted double glazed window to side. Radiator. Tiled flooring.

LIVING ROOM

15'5" x 12'9" (4.70 x 3.89)

Double glazed doors to rear garden. Double glazed window to side. Inglenook fireplace with Log burner, fitted 2023, with wooden hearth. Coving to skimmed ceiling. Television point. Double panelled radiator. Wooden flooring.

KITCHEN/BREAKFAST ROOM

16'6" x 16'4" (5.03 x 4.98)

Fitted with wall and base units with granite worksurface incorporating sink and drainer with stainless steel mixer tap. Built in dishwasher. Range cooker and American style fridge freezer. Skimmed ceiling with down lighters. Tiled flooring with underfloor heating. Double glazed door to rear garden. Double glazed window to rear and front. Leading to dining room.

DINING ROOM

12'4" x 10'5" (3.76 x 3.18)

Coving to skimmed ceiling. Tiled flooring with underfloor heating. Double glazed doors to rear garden.

FIRST FLOOR LANDING

Double glazed skylight window.. Door to bedrooms, bathroom and second floor.

BEDROOM ONE

15'8" x 13'5" (4.80 x 4.09)

Double glazed window to front. Door to built in walk in wardrobe.

ENSUITE

Three piece suite comprising shower cubicle with wall mounted shower, low level wc and wash hand basin. Frosted double glazed window to side. Part tiled walls. Skimmed ceiling with down lighters. Heated towel rail.

BEDROOM THREE

13'1" x 9'3" (4.01 x 2.82)

Double glazed window to front. Double panelled radiator. Double built in wardrobe.

BEDROOM FOUR

12'11" x 9'4" (3.96 x 2.87)

Double panelled radiator. Skimmed ceiling. Double wardrobes.

BEDROOM FIVE

12'4" x 8'3" (3.76 x 2.54)

Double glazed window to rear. Currently used as a office with fitted desk and storage cupboards. Double paneled radiator. Skimmed ceiling.

BATHROOM

Frosted double glazed window. Four piece suite comprising Panelled bath with a shower attachment, shower cubicle with a shower, Low level wc and a wash hand basin. Heated towel rail. Inset lights.

SECOND FLOOR LANDING

Door to airing cupboard housing water tank. Skimmed ceiling.

BEDROOM TWO

22'6" x 10'9" (6.88 x 3.28)

Loft conversion.

Two velux double glazed windows and windows to rear. Three built in storage cupboards. Television point. Skimmed ceiling with down lighters. Door to ensuite.

Tel: 01908 304480

ENSUITE

Three piece suite comprising shower cubicle with wall mounted shower, low level wc and wash hand basin. Tiled flooring. Part tiled walls. Skimmed ceiling with down lighters. Heated towel rail.

REAR GARDEN

Enclosed and laid to lawn with patio area. Gated side access. Flower and shrub borders. Fence panelled surround. Shed with ample storage space.

FRONT GARDEN

Driveway and lawn area to front shrubs and tree borders.

DRIVEWAY

Gated with parking for three cars. Security lighting.

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



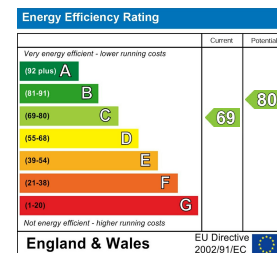
Floor Plan



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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