

Cauldwell

PROPERTY SERVICES



9 Maxham

Shenley Brook End, Milton Keynes, MK5 7HD

£540,000



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ENTRANCE HALL

Double glazed door and window to front, radiator, stairs to first floor landing.

CLOAKROOM

A fitted suite of a close coupled WC and hand wash basin, radiator, extractor fan.

KITCHEN

12'9" x 8'7" (3.89m x 2.62m)

Double glazed box bay window to front, a fitted range of wall and base units with worksurfaces, one and a half bowl stainless steel sink drainer with mixer tap, electric oven, electric hob with extractor over, integral fridge freezer, plumbing for dish washer, wall mounted central heating boiler, doorway to utility room.

UTILITY ROOM

5'4" x 4'5" (1.65m x 1.35m)

Double glazed door to side, fitted wall and base units, stainless steel sink drainer with mixer tap, plumbing for washing machine, space for tumble dryer, radiator.

LIVING ROOM

14'6" x 11'8" (4.42m x 3.56m)

Double glazed window to rear, radiator, TV point, archway to dining room.

DINING ROOM

11'6" x 8'7" (3.51m x 2.64m)

Double glazed patio doors to rear, radiator, archway to dining room.

STUDY

16'7" x 8'7" (5.08m x 2.62m)

Double glazed window to front, radiator.

FIRST FLOOR LANDING

Stairs from entrance hall, airing cupboard, loft access.

BEDROOM ONE

12'0" x 11'10" (3.68m x 3.61m)

Double glazed window to front, built in wardrobes, radiator, door to;

EN-SUITE

Double glazed window to front, a re-fitted suite comprising shower cubicle with mains shower, hand wash basin with vanity unit, low level wc, extractor fan, heated towel rail.

BEDROOM TWO

10'4" x 8'9" (3.15m x 2.69m)

Double glazed window to rear, fitted wardrobes, radiator.

BEDROOM THREE

11'1" x 8'2" (3.38m x 2.49m)

Double glazed window to front, fitted wardrobes, radiator.

BEDROOM FOUR

12'7" x 8'2" (3.86m x 2.49m)

Double glazed window to rear, radiator.

BATHROOM

Double glazed window to rear, a re-fitted suite comprising bath with shower over, fitted glass shower screen, hand wash basin with vanity unit, close level wc, heated towel rail, extractor fan.

DRIVEWAY

Hardstanding driveway parking for three vehicles.

REAR GARDEN

Rear width block paved patio area, mainly laid to lawn, timber shed, gated access to front.

1. Measurements

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.

2. Vendor Approval

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.

3. Mortgage

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.

4. Solicitors

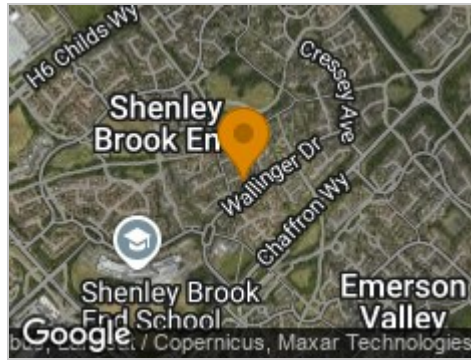
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them



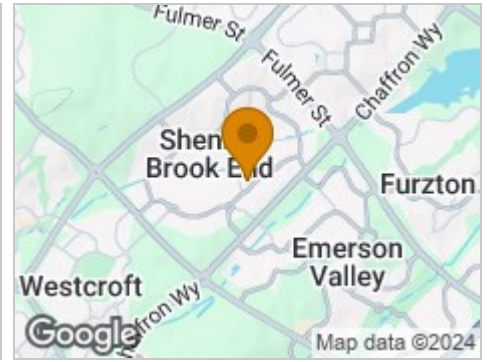
Road Map



Hybrid Map



Terrain Map



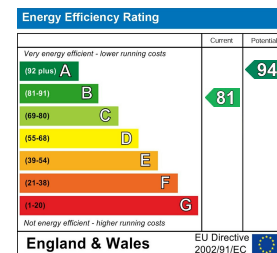
Floor Plan



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.