



Cauldwell

PROPERTY SERVICES



471 Whaddon Way

Bletchley, Milton Keynes, MK3 7PA

£335,000



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ENTRANCE PORCH

Obscure UPVC double glazed windows to front and side. Composite door to front. Wall lights. Double glazed door to entrance hall.

ENTRANCE HALL

Stairs to first floor landing. Radiator. Door to living room. Internet point.

LIVING ROOM

13'9" x 12'9" (4.20 x 3.89)

Double glazed window to front. Radiator. Feature fireplace housing plug in electric fire (could be opened to provide a working chimney) Wall lights. Opening to dining room.

DINING ROOM

9'4" x 7'9" (2.86 x 2.38)

Double glazed French doors to rear. Door to kitchen. Radiator.

KITCHEN/DINER

19'4" x 8'0" max (5.90 x 2.45 max)

Double glazed window to rear. Double glazed door to side. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven, induction hob with extractor hood over. Plumbing for washing machine. Door to shower room. Radiator.

SHOWER ROOM

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

Double glazed obscure window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Extractor fan. Radiator. Tiled flooring. Wall mounted combination boiler. Door to garage.

CONSERVATORY

15'5" x 10'4" max (4.71 x 3.15 max)

'L' shaped

Brick and UPVC double glazed construction with double glazed French doors to side. Tiled flooring. Wall lights. Fitted window and ceiling blinds. Ceiling fan.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to side. Access to part boarded loft space. Storage cupboard.

BEDROOM ONE

11'10" x 8'10" (3.62 x 2.71)

Double glazed window to front. Radiator. Fitted wardroves. Bedroom furniture.

BEDROOM TWO

10'11" x 9'9" (3.34 x 2.98)

Double glazed window to rear. Radiator.

BEDROOM THREE

7'3" x 6'11" (2.22 x 2.11)

Double glazed window to front. Radiator. Fitted wardrobes.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with electric shower over, wash hand basin and close coupled wc. Radiator. Extractor fan.

FRONT GARDEN

Garden area with hedge border. Mainly laid to shingle stone. Driveway parking to side leading to garage.

Tel: 01908 304480

GARAGE

17'0" x 8'0" (5.20 x 2.46)

Up and over door to front. Power and light. Door to shower room.

REAR GARDEN

Laid to lawn with rear width patio area with mature flower beds and borders to three sides with feature rockery. Timber shed. Gated access to front. Outside tap and 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.

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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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



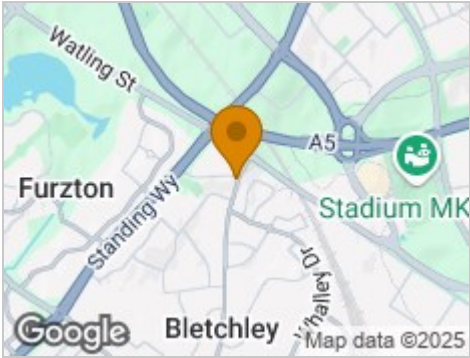
Road Map



Hybrid Map



Terrain Map



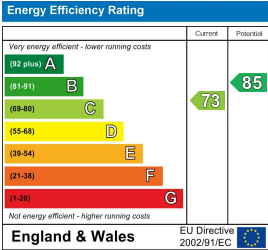
Floor Plan



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



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