



Cauldwell

PROPERTY SERVICES



7 Upper Wood Close

Shenley Brook End, Milton Keynes, MK5 7GH

Offers In The Region Of £575,000



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ENTRANCE HALL

UPVC double glazed door and window to front. Ceramic tiled flooring. Radiator. Telephone point. Stairs to first floor landing with understairs storage cupboard.

LIVING ROOM

15'6" x 10'5" (4.74 x 3.19)

Double glazed window to front. Radiator. Television, internet connection points & DAB socket. Doorway to dining room.

DINING ROOM

8'2" x 10'6" (2.50 x 3.22)

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

KITCHEN

14'8" x 10'9" (4.49 x 3.30)

Two double glazed windows to rear. Double glazed obscure window door to side. Fitted with a modern range of wall and base units with worksurfaces incorporating one and half bowl ceramic sink drainer and mixer tap. Double Nef oven and Nef induction hob with extractor hood over. Plumbing for washing machine and space for under counter fridge and freezer. Radiator. Karndean flooring.

CLOAKROOM

Two piece suite comprising wash hand basin and close coupled wc. Radiator. Ceramic tiled flooring. Extractor fan.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space. Airing cupboard Double glazed window to front with fitted shutters.

BEDROOM ONE

11'4" x 10'6" (3.46 x 3.21)

Double glazed window to rear. Radiator. Two built in double wardrobes. Telephone & TV points. Door to ensuite.

ENSUITE

Double glazed obscure window to rear. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Extractor fan. Wall mounted medicine cabinet.

BEDROOM TWO

12'7" x 10'5" max into recess (3.84m x 3.18m max into recess)

Double glazed window to front. Radiator.

BEDROOM THREE

9'1" x 6'11" (2.78 x 2.13)

Double glazed window to rear with fitted shutters. Radiator.

BEDROOM FOUR

8'4" x 7'3" (2.56 x 2.22)

Double glazed window to front. Radiator.

BATHROOM

Double glazed obscure window to side. Fitted with a modern suite comprising bath with mains shower and recessed pipework and folding glass screen. wash hand basin and close coupled wc. Heated towel rail.

FRONT GARDEN

Mainly laid to lawn with hedge borders and flower beds. Path to front door. Driveway for two cars, side by side.

GARAGE

Up and over door to front. Central heating boiler. Power and light. Personal door to garden.

REAR GARDEN

Rear width patio area leading to lawn with raised decking area and fitted pergola. Mature flower beds and borders. Outside tap. Gated access to front.

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



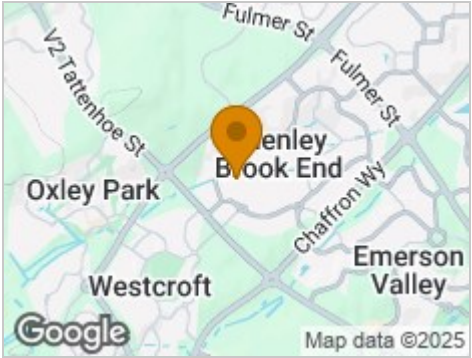
Road Map



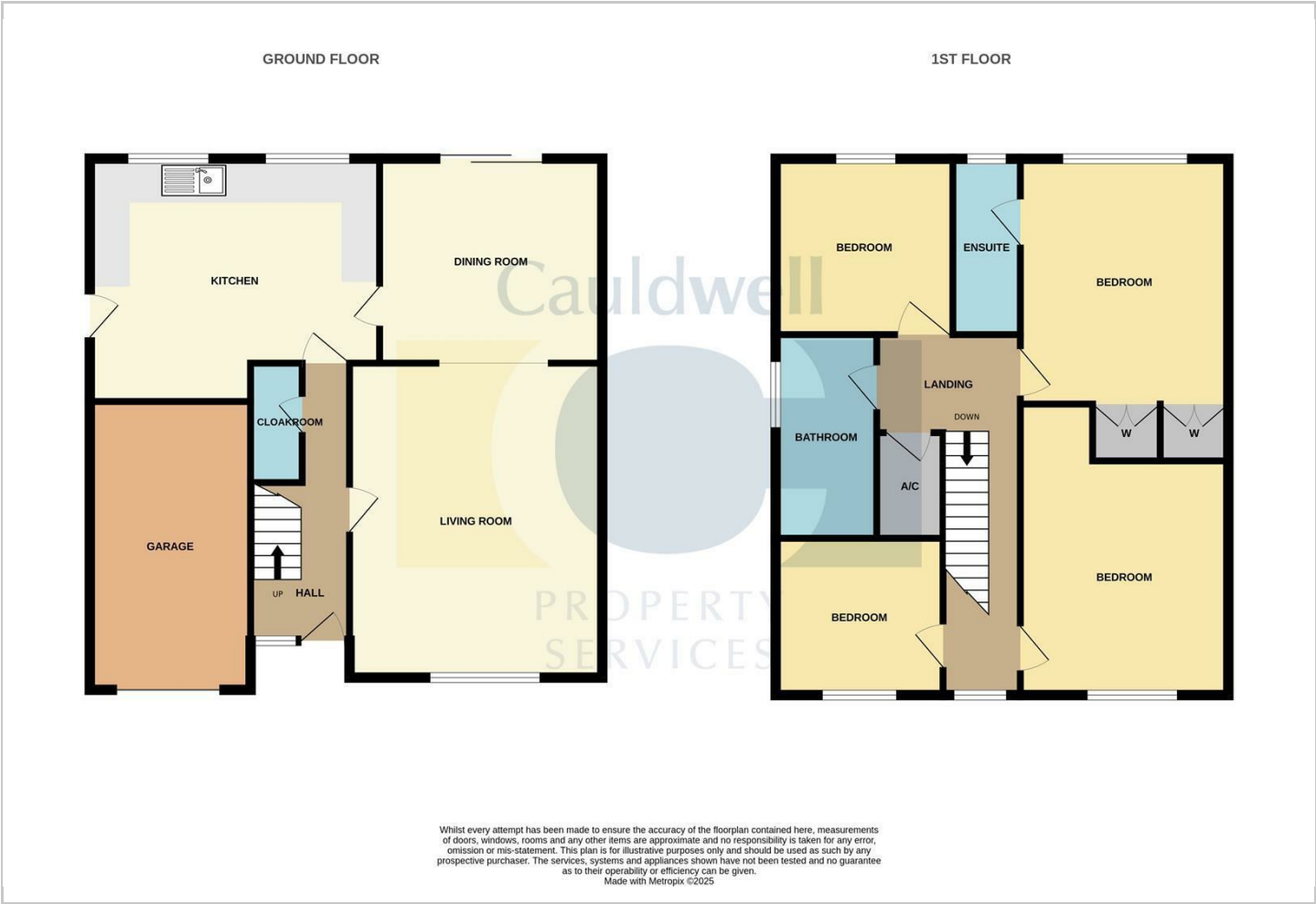
Hybrid Map



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.