

Cauldwell

PROPERTY SERVICES



46 Clay Hill

Two Mile Ash, Milton Keynes, MK8 8BL

£450,000



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ENTRANCE PORCH

Double glazed composite door to front. Vertical radiator. Door to living room

LIVING ROOM

15'5" x 15'1" (4.71 x 4.62)

Double glazed window to front. Vertical radiator. Stairs to first floor landing with understairs storage cupboard. Television point. Arch to kitchen/diner. French doors to bedroom four.

KITCHEN/DINER

15'5" x 9'10" (4.71 x 3.02)

Fitted with a modern range of wall and base units with worksurfaces incorporating stainless steel sink drainer and mixer tap. Electric oven, hob and extractor hood. Plumbing for washing machine and dishwasher. Space for fridge freezer. Space for tumble dryer. Wall mounted combination boiler. Double glazed obscure door to side. Tiled floor. Vertical radiator.

BEDROOM FOUR

15'5" x 7'10" (4.72 x 2.41)

Double glazed window to front. Vertical radiator. LED lighting. Access to loft space via drop down loft ladder. Door to ensuite.

ENSUITE

Double glazed window to rear. Three piece suite comprising shower cubicle with electric shower, wash hand basin in vanity surround and close coupled wc. Extractor fan. Heated towel rail. LED lighting.

FIRST FLOOR LANDING

Stairs from living room. Double glazed window to side. Access to loft space. Airing cupboard.

BEDROOM ONE

15'5" x 9'10" (4.72 x 3.01)

Two double glazed windows to rear. Radiator.

BEDROOM TWO

8'11" x 8'9" (2.74 x 2.68)

Double glazed window to front. Radiator.

BEDROOM THREE

8'11" x 6'5" (2.73 x 1.97)

Double glazed window to front. Radiator.

BATHROOM

Double glazed obscure window to side. Three piece suite comprising shower with electric shower, wash hand basin and close coupled wc. Heated towel rail. Tiled walls and flooring.

FRONT GARDEN

Mainly laid to lawn with mature trees extending to side with small retaining wall and lawn area. Gated access to rear garden. Shingle stone off road parking for 2/3 vehicles.

REAR GARDEN

Mainly laid to lawn with patio area and further patio area. Gated access to front. Outside tap.

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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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



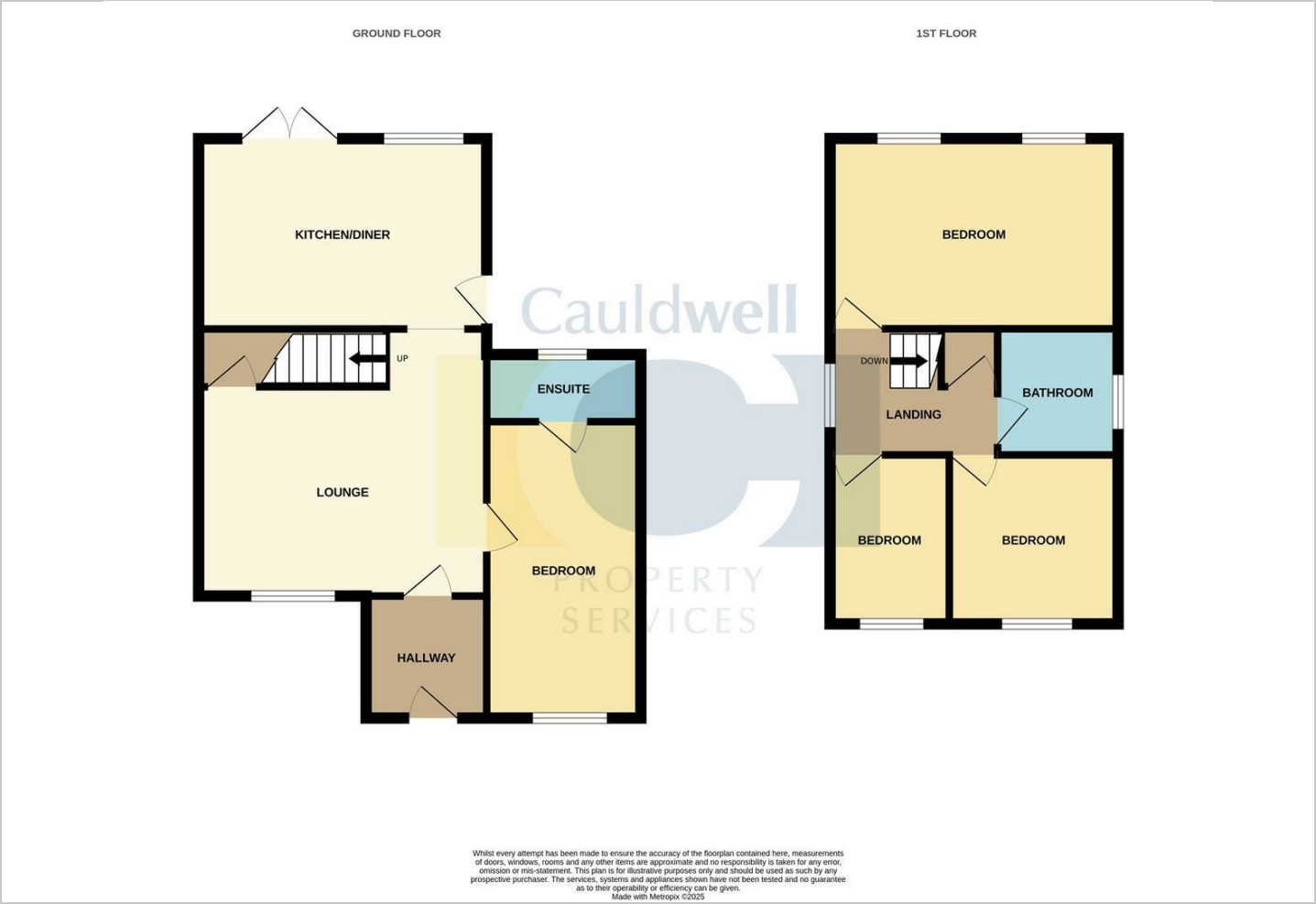
Hybrid Map



Terrain Map



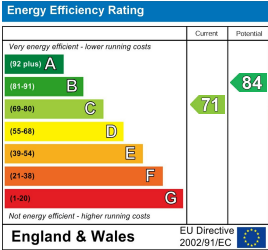
Floor Plan



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.