



# Cauldwell

PROPERTY SERVICES



## 419 Whaddon Way

Bletchley, Milton Keynes, MK3 7NR

£385,000





# 419 Whaddon Way

Bletchley, Milton Keynes, MK3 7NR

£385,000



## ENTRANCE PORCH

Double glazed obscure windows and composite door to front. Radiator. Coat storage space. Wooden flooring. Glass inset door to entrance hall.

## ENTRANCE HALL

Stairs to first floor landing with understairs storage cupboard. Vertical radiator. Wooden flooring.

## LIVING ROOM

15'1" x 13'1" (4.62 x 4m)

Double glazed window to front. Radiator. Multi fuel burning stove. Television point. Decorative coving.

## KITCHEN/DINING ROOM

19'9" x 8'10" (6.04 x 2.70)

Double glazed window to rear. Fitted with a modern range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Neff oven, five ring hob with extractor hood over. Integral Neff dishwasher. Space for fridge freezer. Vertical radiator. LED lighting. Under cupboard lighting. Storage cupboard. LED plinth lights. Wooden flooring. Double glazed door to side leading to utility room.

## FAMILY ROOM

14'10" x 9'0" (4.54 x 2.76)

Double glazed windows to rear and side. Double glazed French doors to side. Four glass double glazed roof windows. Vertical radiator. Wall lights. Wooden flooring.

## UTILITY ROOM

9'8" x 8'5" (2.97 x 2.58)

Double glazed obscure door to rear. Fitted wall and base units with worksurfaces. Plumbing for washing machine. Space for tumble dryer and fridge freezer.

## CLOAKROOM

Double glazed obscure window to rear. Two piece suite comprising close coupled wc and wash hand basin. Tiled flooring.

## FIRST FLOOR LANDING

Double glazed window to side. Stairs from entrance hall. Access to boarded loft space with combination boiler. Airing cupboard.

## BEDROOM ONE

11'5" x 11'4" max (3.48 x 3.47 max)

Double glazed window to front. Radiator. Built in wardrobes with sliding doors. Storage cupboard. Television point. Radiator.

## BEDROOM TWO

10'11" x 10'5" (3.33 x 3.19)

Double glazed window to rear. Radiator. Built in storage cupboard.

## BEDROOM THREE

8'4" x 8'2" (2.56 x 2.51)

Double glazed window to front. Radiator. Over stairs storage cupboard.

## BATHROOM

Double glazed obscure window to side and rear. Three piece suite comprising 'P' shaped bath with mains shower and recessed pipework and glass shower screen, wash hand basin in vanity surround and close coupled wc.

## FRONT GARDEN

Block paved driveway parking. Hedge to front.

## REAR GARDEN

Rear width patio area, raised flower beds, garden lighting. Generous laid to lawn area. Secondary patio area. Metal sheds. Outside tap. Flower beds and borders. Tree.

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.

**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.

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





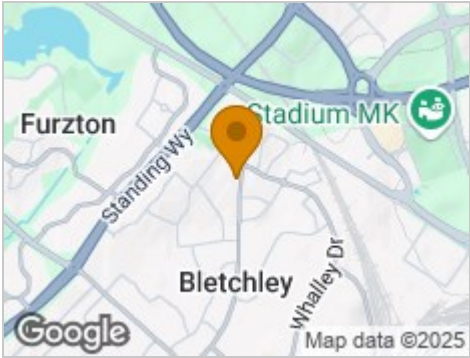
Road Map



Hybrid Map



Terrain Map



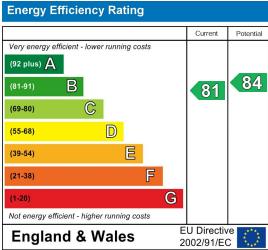
Floor Plan



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.