



Cauldwell

PROPERTY SERVICES



5 Purcell Way

Eaton Leys, Milton Keynes, MK17 9GJ

Offers Over £500,000



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ENTRANCE HALL

Composite double glazed door to front. Stairs to first floor landing. Understairs storage cupboard. Radiator. Amtico flooring. Storage cupboard.

LIVING ROOM

16'2" x 10'2" (4.94 x 3.10)

Two double glazed windows to front with shutters. Double glazed window to side with shutters. Internet point. Two radiators. Television point.

KITCHEN/DINING ROOM

16'4" x 10'4" (4.98 x 3.15)

Two double glazed windows to front with shutters. Double glazed window to side. Double glazed French doors to side. Fitted range of wall and base units with worksurfaces. One and half bowl sink drainer unit. Electric oven, four ring gas hob and extractor hood. Space for American style fridge freezer. Integral dishwasher and washing machine. Wall mounted central heating boiler. LED lighting. Radiator. Amtico flooring.

CLOAKROOM

Double glazed obscure window to rear. Two piece suite comprising close coupled wc and wash hand basin. Radiator. LED lighting. Amtico flooring.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to rear. Airing cupboard. Stairs to second floor landing with double glazed window to half landing Radiator.

BEDROOM ONE

11'0" x 10'4" (3.37 x 3.16)

Two double glazed windows to front and double glazed window to side. Radiator. Door to ensuite.

ENSUITE

Double glazed obscure window to side. Three piece suite comprising double shower cubicle with mains shower and rainfall head with hand shower attachment, close coupled wc and wash hand basin. Shaver point. Extractor fan. LED lighting. Radiator. Tiled flooring.

BEDROOM TWO

10'4" x 10'5" (3.16 x 3.20)

Two double glazed windows to front and double glazed window to side. Radiator.

BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap, wash hand basin and close coupled wc. Radiator. Shaver point. Extractor fan. LED lighting.

SECOND FLOOR LANDING

Stairs from first floor landing. Radiator.

BEDROOM THREE

11'6" x 11'9" (3.51 x 3.60)

Double glazed sky light window to front with fitted blind. Double glazed window to side. Radiator. Door to Jack and Jill shower room.

JACK AND JILL SHOWER ROOM

Three piece suite comprising double shower cubicle with shower, wash hand basin and close coupled wc. Electric shaver point. Radiator. Extractor fan. LED lighting. Tiled flooring.

BEDROOM FOUR

11'10" x 9'10" (3.61 x 3.02)

Double glazed window to side and double glazed sky light window to front. Radiator. Access to loft space.

FRONT GARDEN

Laid to lawn with small border hedge and path to front door. Power socket.

REAR GARDEN

Rear width slate patio extending to side with large lawn area and raised decking, flower beds. Timber shed. Gated access to side. Outside lighting. Outside tap.

GARAGE AND DRIVEWAY

Block paved driveway parking for two vehicles. Up and over door to garage. Power and light.

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



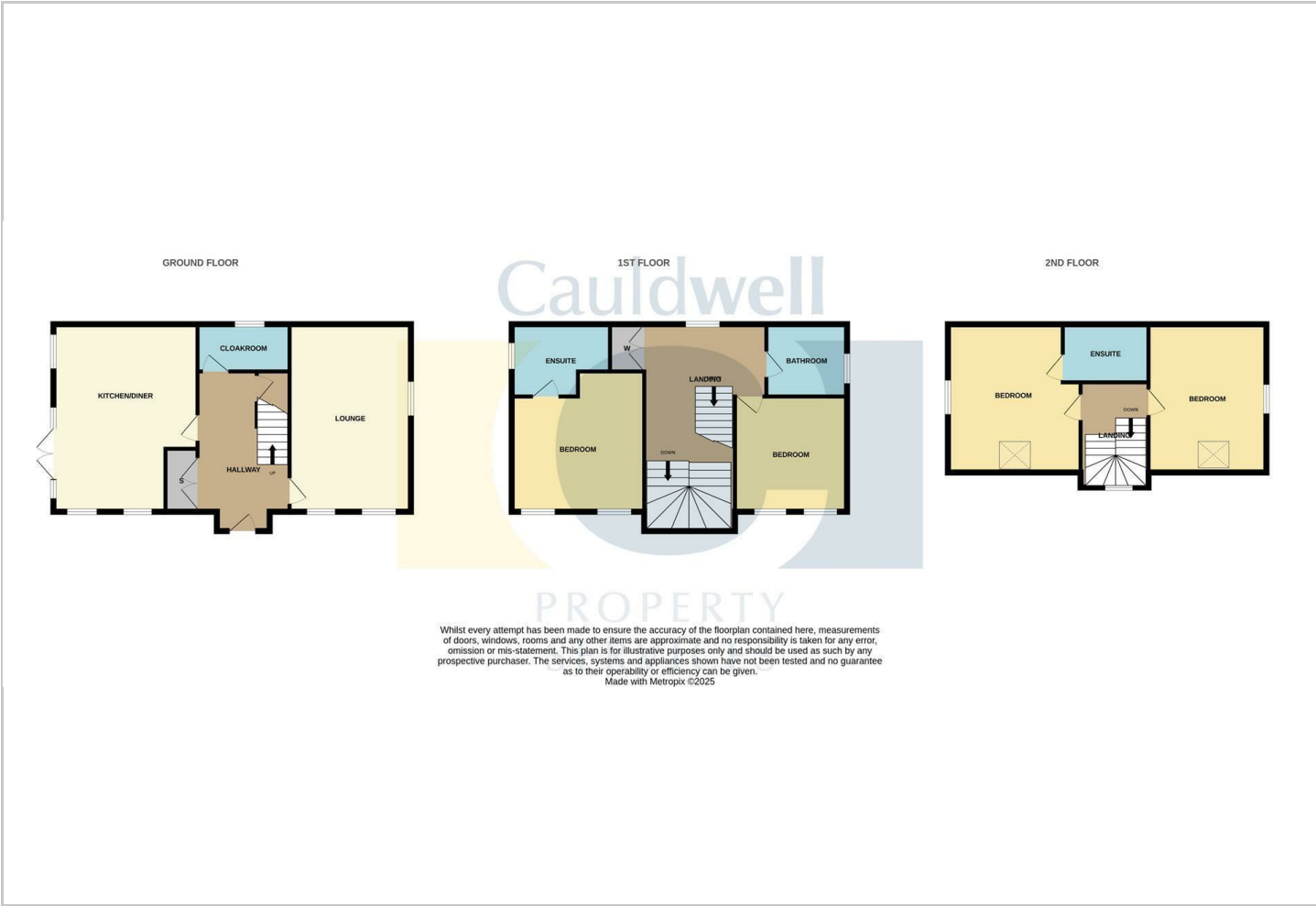
Hybrid Map



Terrain Map



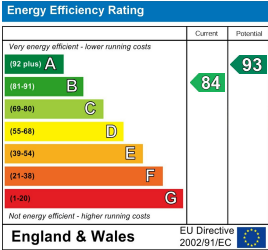
Floor Plan



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.