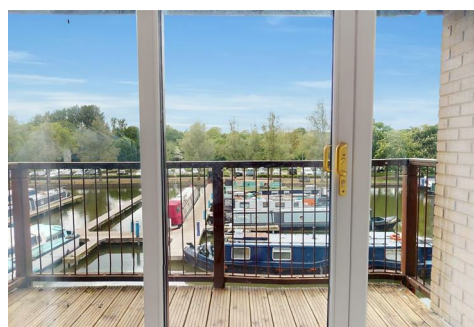


# Cauldwell

PROPERTY SERVICES



## **29 Woodley Headland, Milton Keynes, MK6 3PA**

**£379,995**

Cauldwell are delighted to offer for the sale, a stunning unique property with a refitted kitchen and ensuite, with dual aspect views over the Grand Union Canal and Marina. The accommodation is split over three floors; on the ground floor there is a shower room, dining room and refitted kitchen; the first floor offers a living room with a balcony and the third bedroom; the top floor comprises of the primary bedroom with a refitted en-suite and balcony, bedrooms two and four and the family bathroom. Outside there are gardens to the front and rear a single garage and driveway. The property also benefits from having no upper chain. Council tax band E. EPC rating D.

## ENTRANCE HALL

Stairs to first floor with understairs storage cupboard. Radiator. Door to dining room and shower room.

## SHOWER ROOM

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Radiator. Splash back tiling.

## DINING ROOM 12'0" x 11'10" (3.68 x 3.62)

Sliding double glazed doors to rear garden. Radiator. Opening to kitchen.

## KITCHEN 8'0" x 8'8" (2.45 x 2.65)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in oven, four ring hob and extractor. Plumbing for washing machine. Space for under counter fridge. Splash back tiling; Sliding double glazed doors to rear.

## FIRST FLOOR LANDING

Stairs to second floor. Radiator. Door to bedroom three and living room.

## LIVING ROOM 16'3" to 11'11" x 20'4" to 10'11" (4.97 to 3.65 x 6.21 to 3.35)

Two sliding double glazed patio doors to balcony to rear. Coving to skimmed ceiling.

## BEDROOM THREE 8'3" x 14'6" (2.53 x 4.43 )

restricted head height  
Double glazed sky light to front.

## SECOND FLOOR LANDING

Doors to rooms. Access to loft. Radiator. Airing cupboard housing water tank.

## BEDROOM ONE 13'2" x 10'7" (4.02 x 3.23 )

Sliding double glazed door and window to rear leading to balcony. Radiator Arch to ensuite.

## ENSUITE

Two piece suite comprising tiled shower cubicle and wash hand basin. Shaver point. Extractor. Heated towel rail.

## BEDROOM TWO 9'5" x 7'2" (2.89 x 2.19)

Double glazed window to rear. Radiator.

## BEDROOM FOUR 6'9" x 9'4" (2.08 x 2.87)

Double glazed window to front. Radiator.

## BATHROOM

Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin with mixer tap. Part tiled walls. Tied flooring. Skimmed ceiling with inset lighting. Extractor. Shaver point

## REAR GARDEN

Laid to patio with ballustade to rear.

## FRONT GARDEN

Hardtang driveway and garden area.

## SINGLE GARAGE

Up and over door

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.

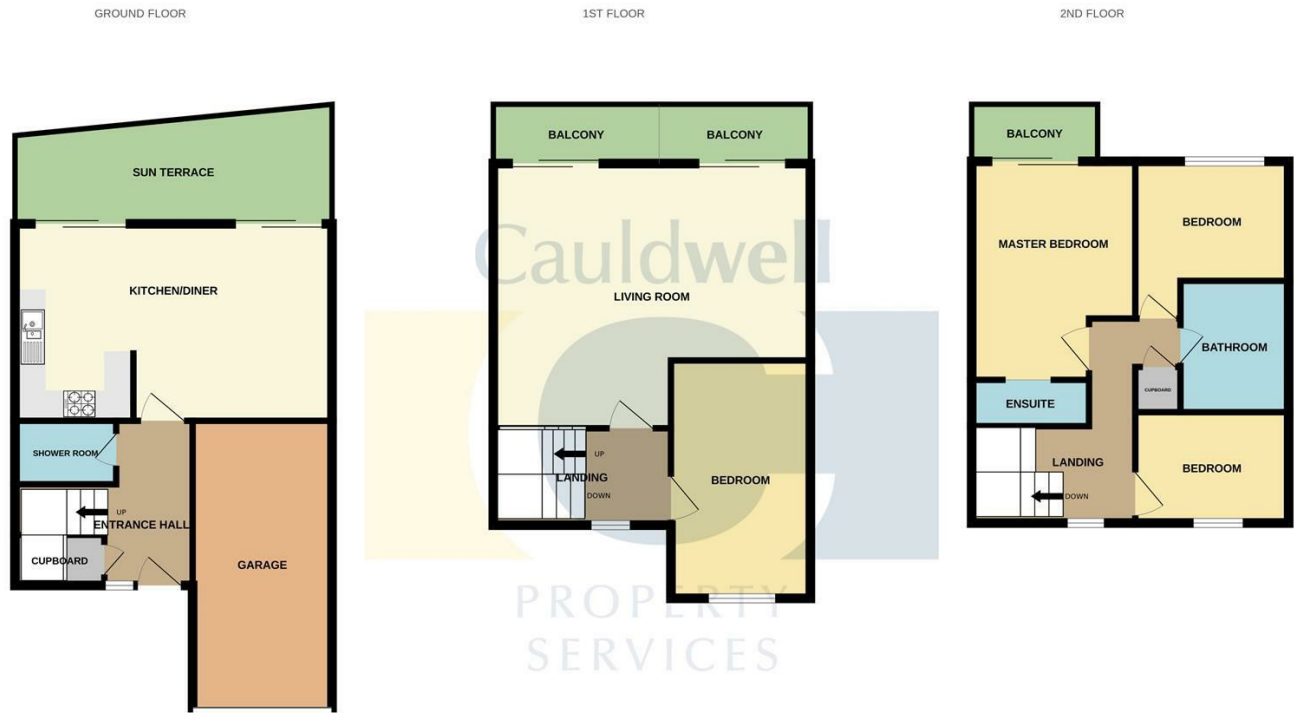
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

## COUNCIL TAX BAND

Council tax band E. Sourced from <https://www.gov.uk/council-tax-bands>.

Floor Plan

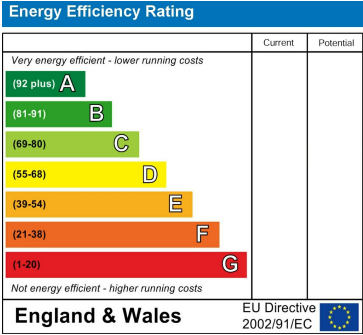


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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