



Cauldwell

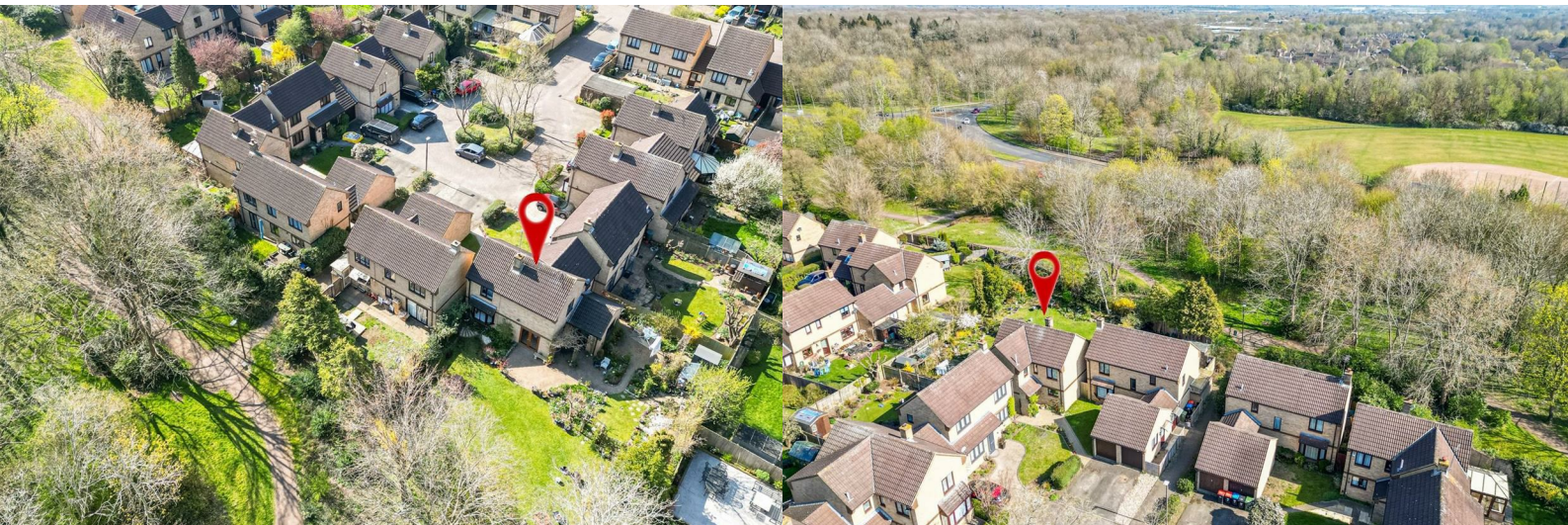
PROPERTY SERVICES



104 Booker Avenue

Bradwell Common, Milton Keynes, MK13 8EF

£445,000



104 Booker Avenue

Bradwell Common, Milton Keynes, MK13 8EF

£445,000



ENTRANCE HALL

Double glazed composite door to front. Radiator. Understairs storage cupboard.

CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising low level wc and wash hand basin. Radiator.

KITCHEN/DINING ROOM

17'1" x 12'9" max (5.21 x 3.90 max)

Double glazed window to rear and side aspect. Double glazed door to side. Fitted with a modern range of wall and base units with worksurfaces incorporating one and half sink drainer unit. Electric Neff oven and combination microwave, induction hob and hood. Plumbing for washing machine. Space for fridge freezer. Wall mounted central heating boiler. Radiator. Wall lights. Under cupboard lighting. Space for under counter fridge.

DINING ROOM

13'3" x 9'1" (4.05 x 2.77)

Double glazed French doors to side aspect. Double glazed patio doors to rear aspect. Radiator. Stairs to first floor landing.

LIVING ROOM

15'5" x 11'5" (4.70 x 3.50)

Double glazed bay window to side aspect overlooking garden. Double glazed window to other side. Two radiators. Television point. Fireplace. Internet point.

FIRST FLOOR LANDING

Stairs from dining room. Double glazed window to front aspect. Access to part boarded loft space.

BEDROOM ONE

12'3" x 10'2" (3.74 x 3.11)

Double glazed window to rear aspect. Radiator. Built in storage cupboard. Television point.

BEDROOM TWO

11'9" x 8'10" (3.59 x 2.70)

Double glazed window to side aspect. Radiator. Television point. Airing cupboard.

BEDROOM THREE

10'0" x 6'11" (3.05 x 2.13)

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

8'3" x 6'3" (2.54 x 1.93)

Double glazed window to front/side aspect. Radiator.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising 'P' shaped bath with electric shower and screen, wash hand basin and close coupled wc. Electric shaver point. Heated towel rail. Tiled walls.

GARAGE AND PARKING

Up and over door to front. Hardstanding to front for parking.

FRONT GARDEN

Mono block path with flower beds to front door.

REAR GARDEN

An extremely generous sized rear garden with lawn and rear width mono block shaped patio area with additional path ways leading to further patio areas. A vast selection of flower beds and borders, inset

flower beds with mature trees, plants and foliage, walnut, cherry and holly trees. Outside tap and power. Green house. Garden shed. Gated access to front. Security lighting.

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.

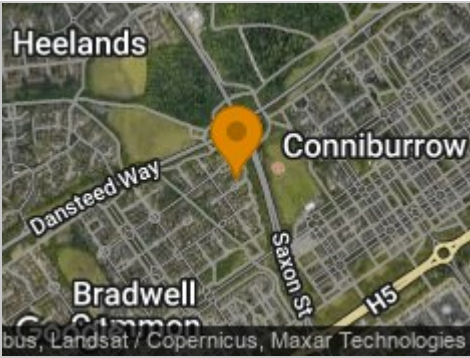
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them



Road Map



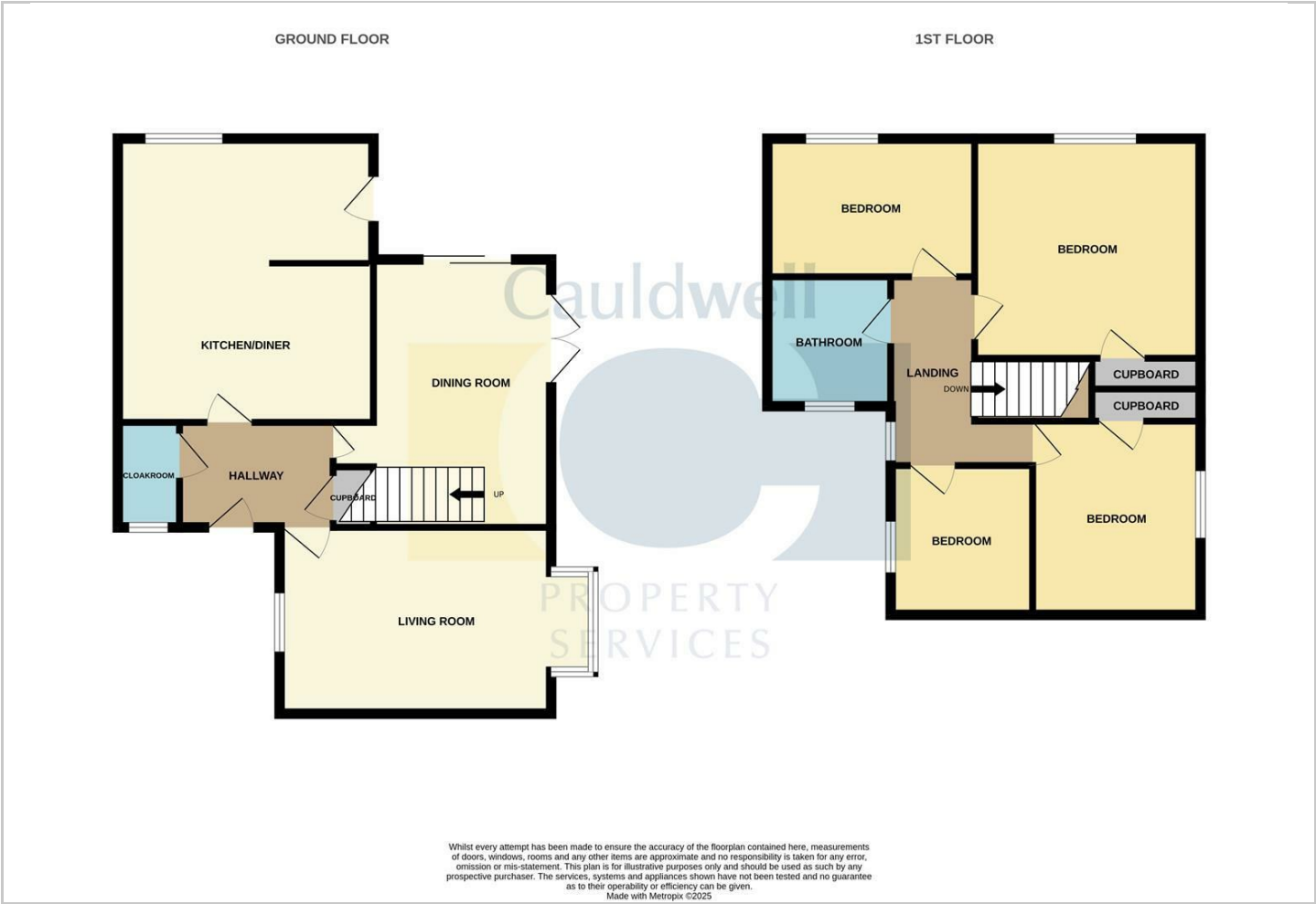
Hybrid Map



Terrain Map



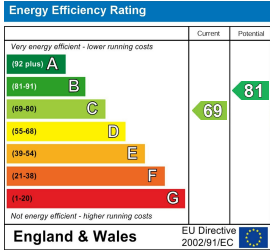
Floor Plan



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.