

Cauldwell

PROPERTY SERVICES



25 Dexter Avenue

Oldbrook, Milton Keynes, MK6 2HF

Offers In The Region Of £400,000



3



1



2



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ENTRANCE HALL

Double glazed UPVC door to front and obscure window to front. Radiator. Stairs to first floor landing with understairs storage cupboard. Part panelled walls. LED lighting.

LIVING/DINING ROOM

20'5" x 12'11" (6.24 x 3.95)

Double glazed bay window to front and double glazed French doors to rear. Television point. Vertical radiator. Radiator. Feature fireplace. LED lighting. Internet connection point.

KITCHEN

9'8" x 8'8" (2.96 x 2.66)

Double glazed window to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bow sink drainer unit Rangemaster oven with five ring gas hob. Plumbing for dishwasher. Arch to utility room.

UTILITY ROOM

7'6" x 7'3" (2.29 x 2.23)

Double glazed window and door to rear. Fitted wall and base units with worksurfaces. Space for American style fridge freezer. Plumbing for washing machine. Wall mounted central heating boiler. Radiator. Tiled flooring. LED lighting. Door to family room/bedroom four.

FAMILY ROOM/BEDROOM FOUR

11'11" x 8'0" (3.65 x 2.44)

Double glazed window to front. Radiator. LED lighting. Door to cloakroom.

CLOAKROOM

Two piece suite comprising close coupled wc and

wash hand basin in vanity surround. Heated towel rail. Tiled walls and flooring. Extractor fan.

FIRST FLOOR LANDING

Stairs from entrance hall. Airing cupboard. Access to part boarded loft space. Part panelled walls. LED lighting.

BEDROOM ONE

11'9" x 10'7" max (3.59 x 3.23 max)

Double glazed window to front. Radiator. Fitted wardrobes with built in lighting. LED lighting.

BEDROOM TWO

10'7" x 6'5" (3.25 x 1.96)

Double glazed window to rear. Radiator.

BEDROOM THREE

7'1" x 6'4" (2.17 x 1.94)

Double glazed window to front. Radiator. Overstairs storage cupboard.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising 'P' shaped bath with mixer tap and mains shower with glass shower screen, close coupled wc and wash hand basin in vanity surround. Wall mounted cabinet. Tiled walls and flooring. Heated towel rail. LED lighting. Extractor fan.

FRONT GARDEN

Block paved driveway parking for three cars. Shingle stone bedding area.

REAR GARDEN

Laid to lawn with rear width patio area with mature beds and borders with further patio area. Timber

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summer house with power and lighting Outside tap.
Gated access to rear.

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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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.



Road Map



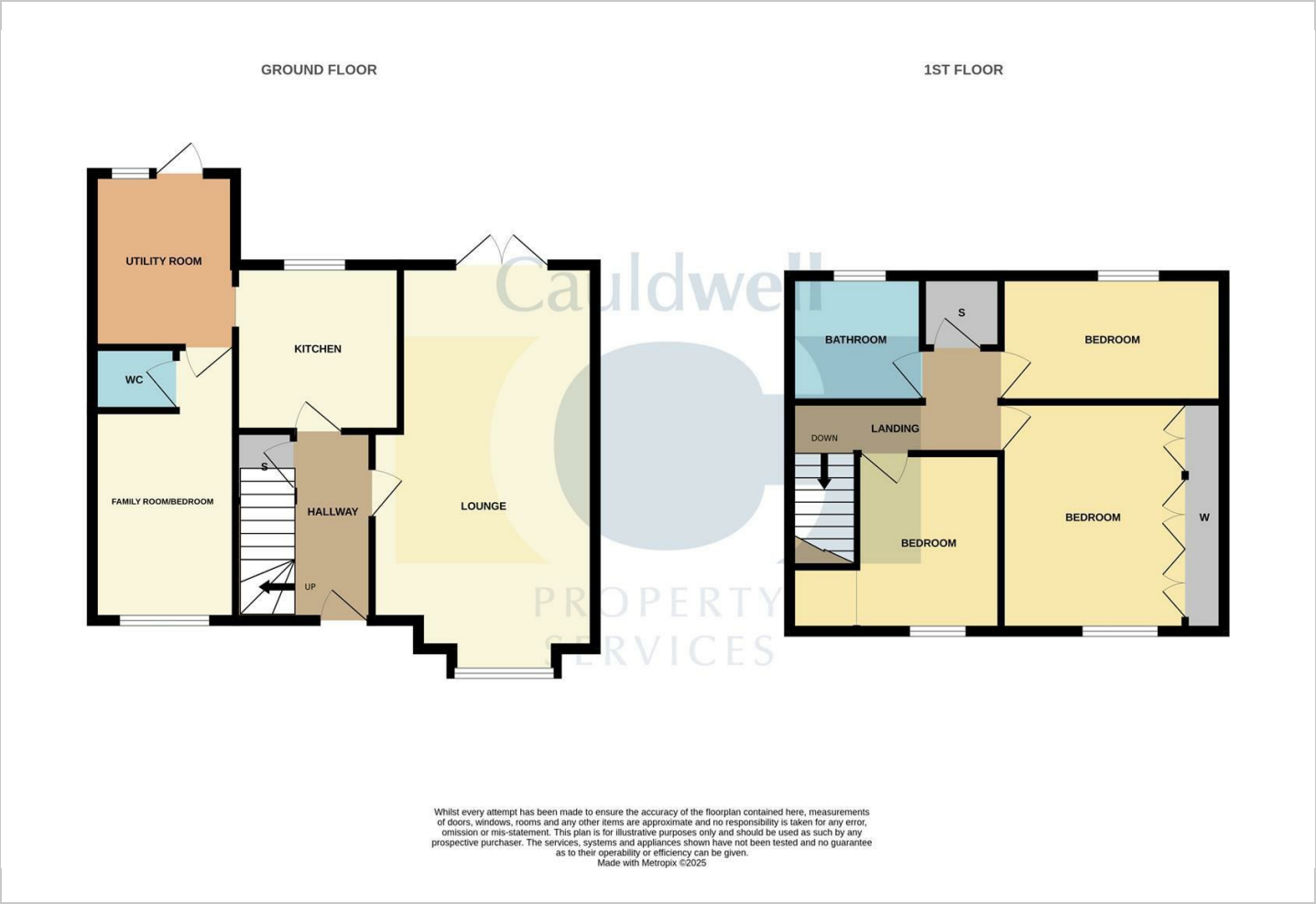
Hybrid Map



Terrain Map



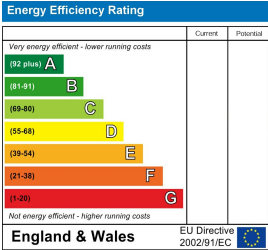
Floor Plan



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



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