



# Cauldwell

PROPERTY SERVICES



## 21 Randall Avenue

Whitehouse, Milton Keynes, MK8 1AE

Offers In The Region Of £470,000



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### ENTRANCE HALL

Double glazed composite door to front. Radiator. Stairs to first floor landing.

### UTILITY CLOAKROOM

6'3" x 5'3" (1.91 x 1.62)

Double glazed obscure window to front. Fitted base and wall unit with worksurface. Integral washing machine. Close coupled wc with recess cistern and wash hand basin. Extractor fan. Wall mounted combination boiler. Radiator. Tiled flooring.

### OPEN PLAN KITCHEN/DINING/LIVING SPACE

31'10" x 14'2" max (9.72 x 4.33 max)

Double glazed windows to side and rear. Double glazed French doors to rear. Part vaulted ceiling. Two double glazed sky lights to rear with fitted blinds. Television point; Three radiators. Tiled flooring. Understairs storage cupboard with fibre internet connection point.

### KITCHEN AREA

Fitted wall and base units with worksurfaces. One and half bowl sink drainer unit and water softener and drinking water tap. Electric oven and five ring gas hob with extractor hood. Integral fridge freezer and dishwasher. Under cupboard lighting. Tiled flooring LED lighting. Digital thermostat for ground floor.

### FIRST FLOOR LANDING

Double glazed French doors to front with Juliette balcony. Radiator. Stairs to second floor landing.

### BEDROOM ONE

15'11" x 14'4" (4.87 x 4.37)

Two double glazed windows to rear. Radiator. Built in wardrobes with sliding doors, Door to ensuite.

### ENSUITE

Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc with recess cistern. Heated towel rail Shaver point. Extractor fan. LED lighting. Tiled flooring.

### BEDROOM FOUR

13'3" x 7'8" (4.04 x 2.36)

Double glazed French doors to front with Juliette balcony. Radiator.

### SECOND FLOOR LANDING

Stairs from first floor. Built in storage cupboard. Access to loft space.

### BEDROOM TWO

14'4" x 12'1" (4.37 x 3.70)

Two double glazed windows to rear. Radiator. Built in wardrobe with mirror sliding doors.

### BEDROOM THREE

14'3" x 11'8" max (4.36 x 3.57 max)

Two double glazed windows to front. Radiator.

### BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and mains shower with screen. wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Tiled flooring. LED lighting.

### FRONT GARDEN

Porcelain paving with steps to front door. Raised flower beds and hedge border.

### REAR GARDEN

Laid to lawn with Porcelain paved patio with metal pergola with opening roof, lights and heater. Raised

flower beds. Timber shed. Additional patio area . Outside tap. Gated access to front and rear leading to parking.

### CAR PORT AND PARKING

Car port for one vehicle with additional space opposite.

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.

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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



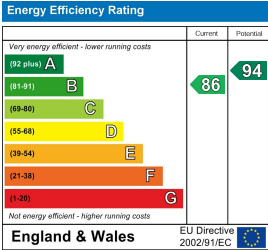
Floor Plan



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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