

# Cauldwell

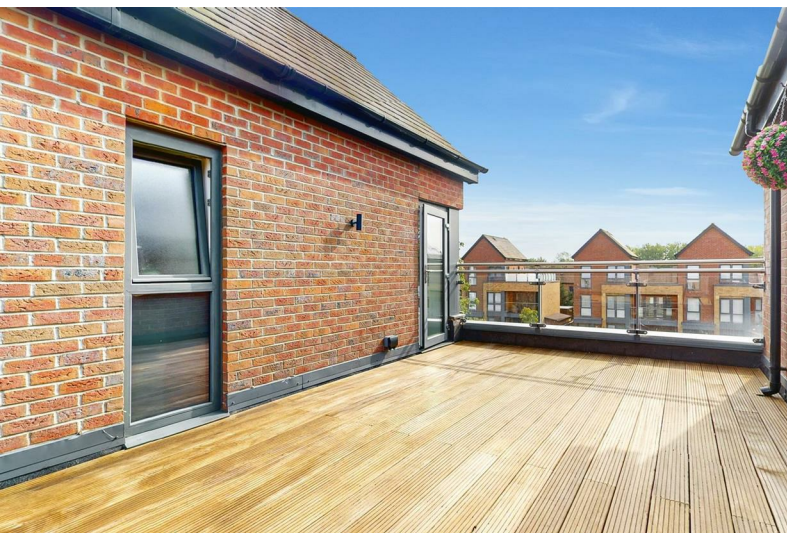
PROPERTY SERVICES



## 18 Atlas Way

Oakgrove, Milton Keynes, MK10 9SG

Offers In The Region Of £530,000





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### ENTRANCE HALL

Composite door to front. Triple glazed door to front. Radiator. Stairs rising to first floor landing with Triple glazed window to side. Door to kitchen area.

### KITCHEN AREA

12'1" x 9'6" max (3.70 x 2.90 max)

Triple glazed windows to front and side. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit and water softener. Electric oven, combi microwave oven, four ring gas hob and extractor hood over. Plumbing for washing machine and space for tumble dryer. Integral dishwasher. Under cupboard lighting. Extractor fan. Radiator.

### DINING AREA

15'0" x 12'1" (4.58 x 3.70)

Triple glazed French doors and windows to rear. Composite door to side. Radiator. Understairs storage cupboard.

### CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

### FIRST FLOOR LANDING

Stairs from entrance hall. Stairs to second floor landing. Airing cupboard. Store cupboard.

### LIVING ROOM

15'7" x 11'2" (4.76 x 3.42)

Triple glazed French doors and windows to front leading to balcony. Triple glazed windows to rear. Television point. Vertical radiators.

### BALCONY

Glass balustrades to front with decked floor.

### BEDROOM THREE

13'1" x 9'1" max (4.01 x 2.78 max)

Triple glazed full height windows to front with fitted Intu blackout blinds. Triple glazed window to side. Built in wardrobes with sliding doors. Radiator.

### BEDROOM FOUR

11'1" x 6'6", 265'8" (3.40 x 2.81)

Triple glazed window to rear, full height with fitted Intu blackout blinds. Built in wardrobes. Radiator.

### BATHROOM

Three piece suite comprising bath with mixer tap. shower over and screen, wash hand basin and close coupled wc. Electric shaver point. Heated towel rail. Extractor fan. Triple glazed obscure window to side.

### SECOND FLOOR LANDING

Triple glazed windows to rear and side with Intu blackout blinds. Storage cupboard housing central heating boiler. Door to bedroom suite.

### BEDROOM ONE

11'8" x 13'1" (3.57 x 4.01)

Triple glazed windows to front with fitted Intu blackout blinds. Triple glazed door to side leading to roof terrace with Intu blackout blinds. Fitted wardrobes with internal lighting. Radiator. Door to ensuite.

### ROOF TERRACE

Glass balustrades to front and rear, decked floor, lighting.

### ENSUITE

Triple glazed obscure window to side. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Electric shaver point. Heated towel rail. Extractor fan.

## FRONT GARDEN

Small paved garden area with parking to driveway and car port to side. Gated access to rear garden.

## REAR GARDEN

Generous rear width patio area extending to side leading to lawn. Flower beds and borders with trees plants and foliage. UPVC shed. Outside tap. Gated access to front on both sides.

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

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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.



## A map snippet from Google Maps showing a street intersection. The main street is Altab Rd, which runs diagonally from the top left to the bottom right. A blue location pin is placed on Altab Rd, just north of its intersection with Wizard Wy. To the left of Altab Rd is Harvard Way, and to the right is Cyber Ave. Further right, Pixel Wy and Kernal Cl are also visible. The text 'Sporty Scholars' is written in blue above a blue location pin icon on Altab Rd. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

GROUND FLOOR

1ST FLOOR

2ND FLOOR

KITCHEN/DINER/LOUNGE

HALLWAY

CLOAKROOM

UP

BEDROOM

BATHROOM

LANDING

DOWN

UP

BALCONY

SUN TERRACE

ENSUITE

LANDING

W

W

W

PROPERTY SERVICES

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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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 Rating		Current	Passive
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-63) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		86	9
<p>Not energy efficient - higher running costs</p> <p><b>England &amp; Wales</b></p>		EU Directive	producer

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