

Cauldwell

PROPERTY SERVICES



The Brew House Hartwell Road

Hanslope, Milton Keynes, MK19 7BZ

£695,000



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ENTRANCE HALL

Composite door to rear. Double glazed sash window to side. Radiator. Engineered oak flooring. Stairs to first floor landing with understairs storage cupboard.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Tiled flooring. LED lighting. Extractor fan.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

39'7" x 18'8" max (12.07 x 5.70 max)

Two double glazed windows to side. Double glazed bi fold doors to rear. Fitted with a range of wall and base units with Quartz worksurfaces and upstands and window ledges. One and half bowl sink with mixer tap. Electric oven and combi microwave and induction hob with extractor hood over. Integral dishwasher. Pull out bin storage. Integral fridge freezer. Central island with base units and worksurface with breakfast bar. Under cupboard lighting. Two double glazed sash windows to front. Double glazed sash window to side. Two radiators. Engineered oak flooring and ceramic tiled flooring. Television and internet point. French doors to living room.

UTILITY ROOM

Fitted wall and base units with sink drainer. Plumbing for washing machine with space above for tumble dryer. Ceramic tiled flooring. Extractor fan. LED lighting.

LIVING ROOM

23'5" x 13'7" max (7.16 x 4.16 max)

Double glazed sash windows to front. Double glazed bi folding doors to rear. Television point. LED lighting. Telephone point. Radiator.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed sash window to side. Radiator. Airing cupboard. Additional storage cupboard.

BEDROOM ONE

17'2" x 15'1" max (5.25 x 4.60 max)

Double glazed sash windows to rear and side. Two radiators. LED lighting. Built in wardrobes. Door to ensuite.

ENSUITE

Double glazed sash window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Fitted mirror. LED lighting. Extractor fan. Ceramic tiled flooring.

BEDROOM TWO

15'2" x 16'11" max (4.63 x 5.16 max)

Double glazed sash windows to front and rear. Two radiators. LED lighting. Built in wardrobe. Door to ensuite.

ENSUITE

Three piece suite comprising double shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Ceramic tiled flooring.

BEDROOM THREE

14'11" x 11'11" (4.55 x 3.65)

Double glazed sash windows to front and side. Built in wardrobes. Radiator. LED lighting.

BEDROOM FOUR

10'3" x 8'7" (3.13 x 2.62)

Double glazed window to front. LED lighting. Access to part boarded loft space.

FAMILY BATHROOM

Double glazed obscure sash window to side. Three piece suite comprising freestanding bath, double shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc.. Heated towel rail. Extractor fan. LED lighting. Ceramic tiled flooring;

GARDEN

Laid to lawn with full width stone patio area. Gated access to side and rear. Outside tap.

Tel: 01908 304480

DOUBLE GARAGE

Two up and over doors. Power and light. Water connection. Off road parking for two vehicles to front.

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

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



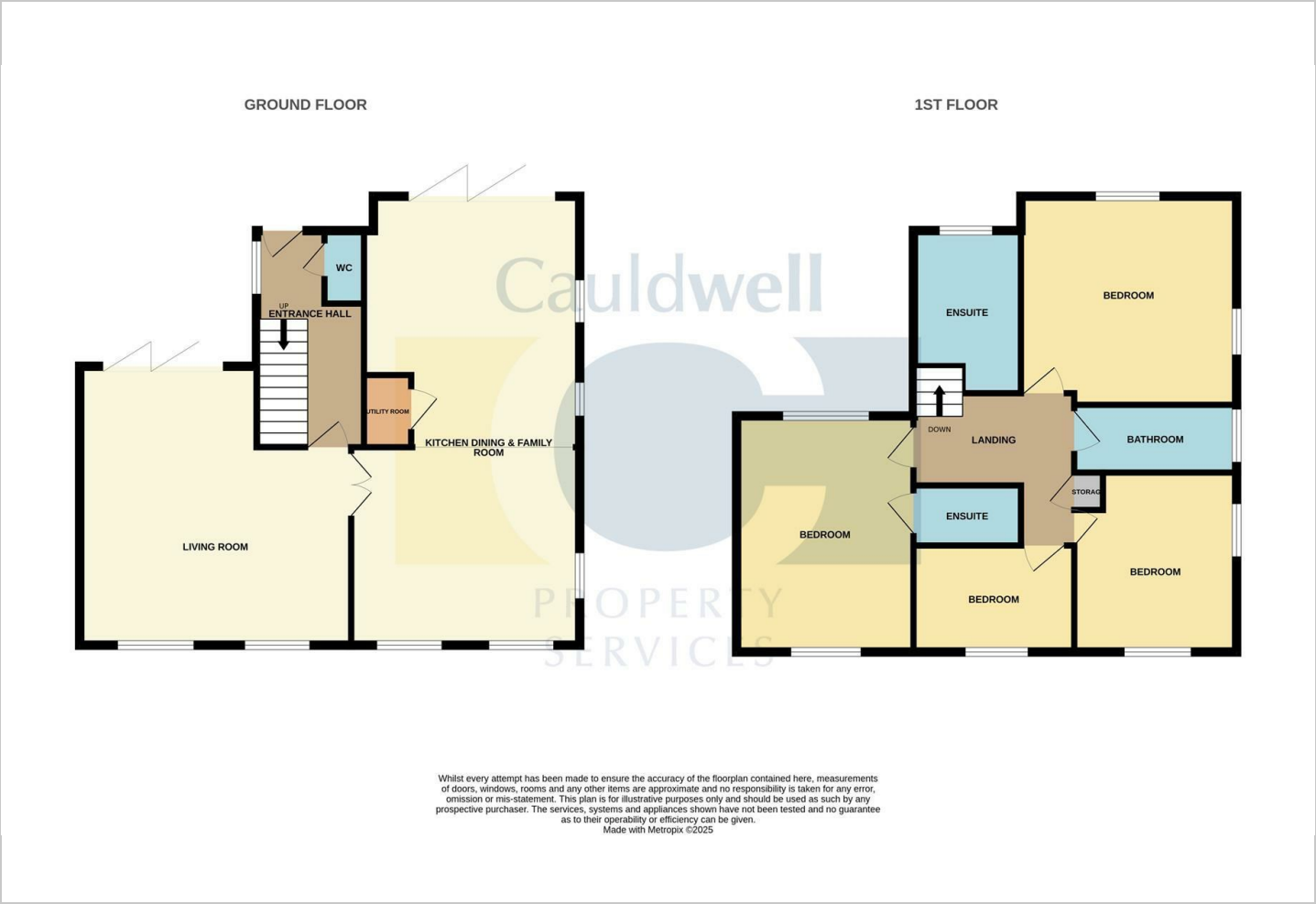
Hybrid Map



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



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.