



# Cauldwell

PROPERTY SERVICES



## 3 Cheviot Crescent

Whitehouse, Milton Keynes, MK8 1ER

£455,000



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## ENTRANCE HALL

Double glazed composite door to front. Storage cupboard. Tiled flooring. Radiator. Stairs to first floor landing with two understairs storage cupboards with Internet connection point.

## KITCHEN/DINER

11'3" x 9'6" max (3.43 x 2.90 max)

Double glazed window to front. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer unit with drinking water tap. Electric oven and grill with five ring gas hob and extractor hood. Integral washing machine, dishwasher and fridge freezer. Under cupboard lighting. Central heating boiler. Radiator.

## CLOAKROOM

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

## LIVING / DINING ROOM

16'3" x 13'9" (4.96 x 4.20)

Double glazed French doors with inset blinds to rear. Double glazed window to rear. Television point. Radiator.

## FIRST FLOOR LANDING

Stairs from entrance hall. Radiator. Airing cupboard. Storage cupboard. Door to main bedroom.

## BEDROOM TWO

11'1" x 9'11" (3.39 x 3.03)

Double glazed window to rear. Radiator. Fitted wardrobes.

## BEDROOM THREE

10'9" x 9'0" (3.29 x 2.76)

Double glazed window to front. Radiator. Fitted wardrobes.

## BEDROOM FOUR

11'1" x 6'0" (3.38 x 1.83)

Double glazed window to rear. Radiator.

## BATHROOM

Three piece suite comprising bath with mains shower and screen, wash hand basin and close coupled wc. Radiator. Extractor fan. Storage cupboard. Wall mounted cabinet.

## STAIRS TO MASTER BEDROOM

Double glazed window to front. Radiator.

## MASTER BEDROOM

18'6" x 12'0" max (5.64m x 3.66m max)

Double glazed window to front and sky light window to rear. Radiator. Television point. Built in wardrobe. Internet point. Door to ensuite.

## ENSUITE

Double glazed sky light window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Fitted storage cupboard. Radiator. Extractor fan.

## FRONT GARDEN

Small garden area.

## REAR GARDEN

Laid to lawn with patio area. Rear access gate. Timber shed. Outside power and tap. Parking to side for two vehicles.

## ESTATE CHARGE

The owner in form us that they currently pay £195 pa for maintenance of the area. More information will be available in the freehold management pack which your solicitor will request if you proceed with a purchase,

All measurements are approximate.

The area measurements are taken from the government EPC register.

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.

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

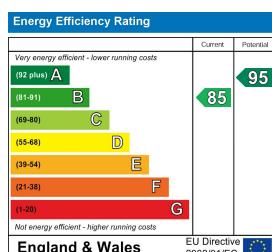


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## 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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