



To arrange a viewing  
please call 01908 675747

A STUNNING DETACHED FOUR BEDROOM FAMILY HOME in a GREAT LOCATION with EN-SUITE to MASTER and DOUBLE GARAGE...

In further detail, this four bedroom detached home is situated within easy reach of Caldecotte Lake & Woburn Sands. Briefly comprises of an entrance hall, cloakroom, large living area, utility room and modern kitchen. To the first floor there are four double bedrooms with an en-suite to the master and family bathroom. Other benefits include driveway parking and double garage.

This property is offered unfurnished and available mid May. EPC Rating: D

Minimum Contract Length: 12 Months  
Council Tax Band: E  
Deposit equivalent to 5 weeks rent

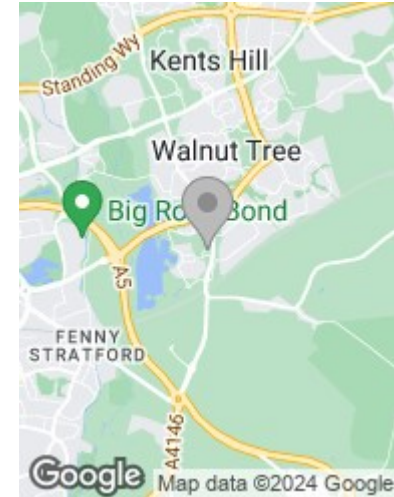
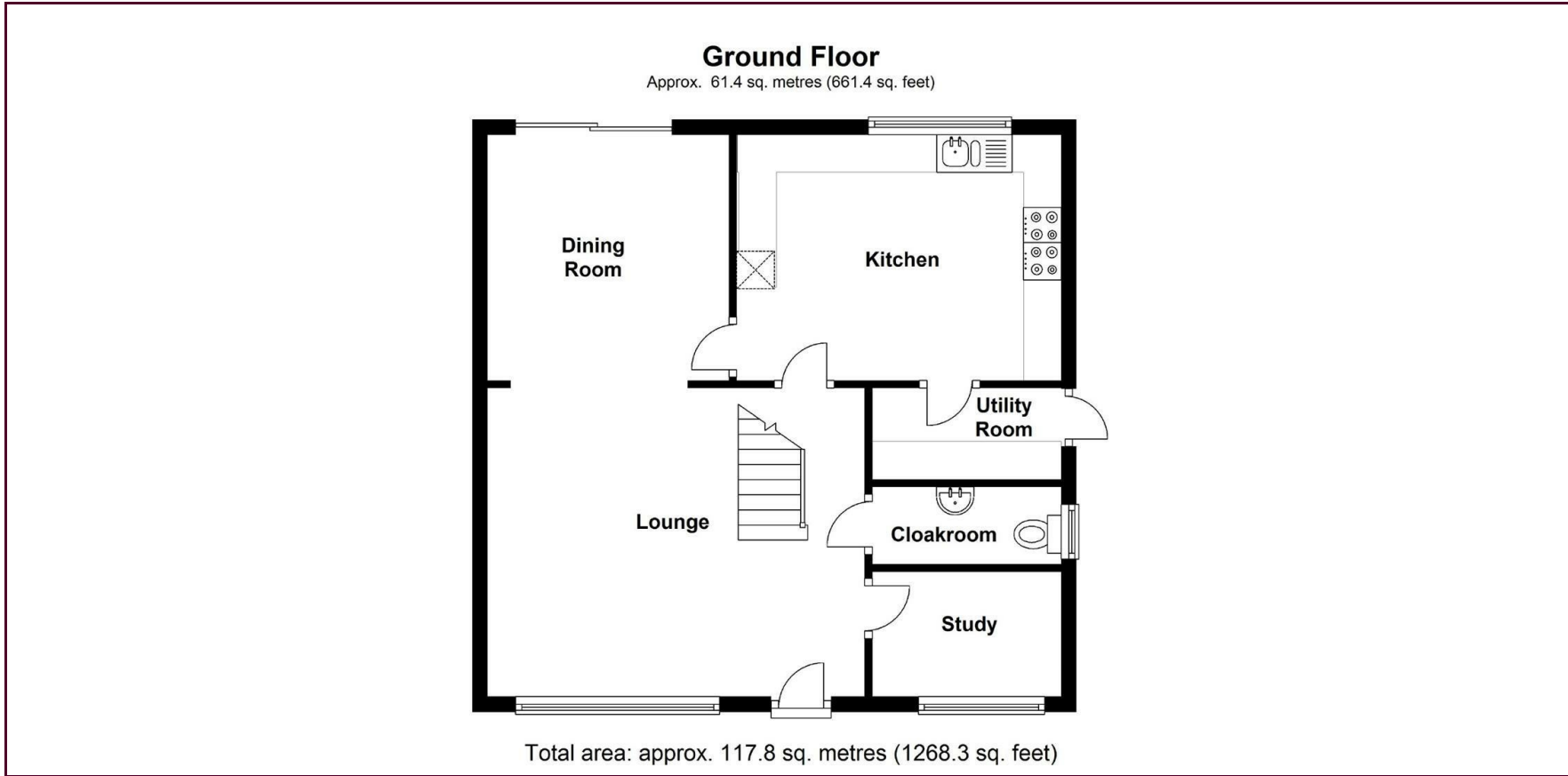
- Four Double Bedrooms
- Double Garage
- Ensuite to Master
- Downstairs Cloakroom
- Walk to Caldecotte Lake
- Good Condition Throughout



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Draft Details**

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

**Mortgage Information**

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

**Property Valuations**

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

**Viewing Arrangements**

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

