

Cauldwell

PROPERTY SERVICES



4 Walton Road

Middleton, Milton Keynes, MK10 9AX

£765,000



4 Walton Road

Middleton, Milton Keynes, MK10 9AX

£765,000



ENTRANCE HALL

Double glazed obscure window and door to front. Stairs to first floor landing. Radiator.

LIVING ROOM

20'3" x 12'0" (6.19 x 3.68)

Double glazed window to side aspect and double glazed patio doors to opposite side. Radiator. Vertical radiator. Television point.

DINING ROOM

13'4" x 10'8" (4.08 x 3.27)

French doors from entrance hall. Radiator. Patio doors to side aspect. Opening to kitchen.

KITCHEN

16'11" x 8'8" (5.16 x 2.66)

Double glazed windows to rear and side. Fitted range of wall and base units with Corian worksurfaces. One and half bowl sink drainer and mixer tap. Electric oven and hob with extractor hood over. Integral fridge freezer and dishwasher. Under cupboard lighting. Vertical radiator. Door to utility room.

UTILITY ROOM

7'8" x 6'2" (2.35 x 1.90)

Double glazed door to rear. Fitted with a range of wall and base units with Corian worksurfaces. Sink unit and mixer tap. Plumbing for washing machine. Integral fridge. Extractor fan. Radiator.

STUDY

9'2" x 6'2" (2.8 x 1.89)

Double glazed window to front. Radiator. Door to double garage. Internet point.

CLOAKROOM

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

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space. Double glazed window to side. Walk in airing cupboard.

BEDROOM ONE

14'2" x 17'5" (4.32 x 5.33)

Two double glazed windows to front. Two radiators. Fitted wardrobes and bedroom furniture.

WALK IN WARDROBE

7'4" x 6'5" (2.26 x 1.97)

Fitted wardrobe storage. Radiator. Lighting.

ENSUITE

Three piece suite comprising bath with mixer tap, shower cubicle with mains shower, wash hand basin with vanity surround and close coupled wc. LED lighting. Shaver point. Extractor fan. Radiator. Light tube.

BEDROOM TWO

13'1" x 10'8" (3.99m x 3.25m)

Double glazed window to side. Radiator.

WALK IN WARDROBE

7'1" x 4'2" (2.18 x 1.28)

Shelving. Lighting.

ENSUITE

Double glazed window to side. Three piece suite comprising 'P' shaped bath and mixer tap with mains shower and screen, wash hand basin in vanity surround and close coupled wc. Shaver point. Heated towel rail. Radiator. Lit mirror. Extractor fan. LED lighting.

BEDROOM THREE

12'5" x 10'9" (3.79 x 3.28)

Double glazed window to side. Radiator. Built in wardrobes.

BEDROOM FOUR

12'3" x 9'4" (3.75 x 2.87)

Double glazed window to side. Radiator.

Tel: 01908 304480

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with shower over and screen, wash hand basin in vanity surround and close coupled wc. Radiator. Shaver point. Extractor fan.

FRONT GARDEN

Small shingle stone bordered garden,. Block paved driveway parking to front.

INTEGRAL DOUBLE GARAGE

17'6" x 16'8" (5.35 x 5.09)

Two electric roller doors to front,. Double glazed door to rear. Tap. Combination boiler.

REAR GARDEN

A mature wrap around garden offering patio areas, raised beds and lawn area, Two timber shed. Mature trees, plants and foliage. Gated access to front Outside tap.

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.



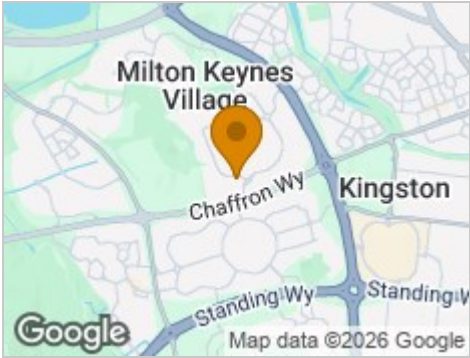
Road Map



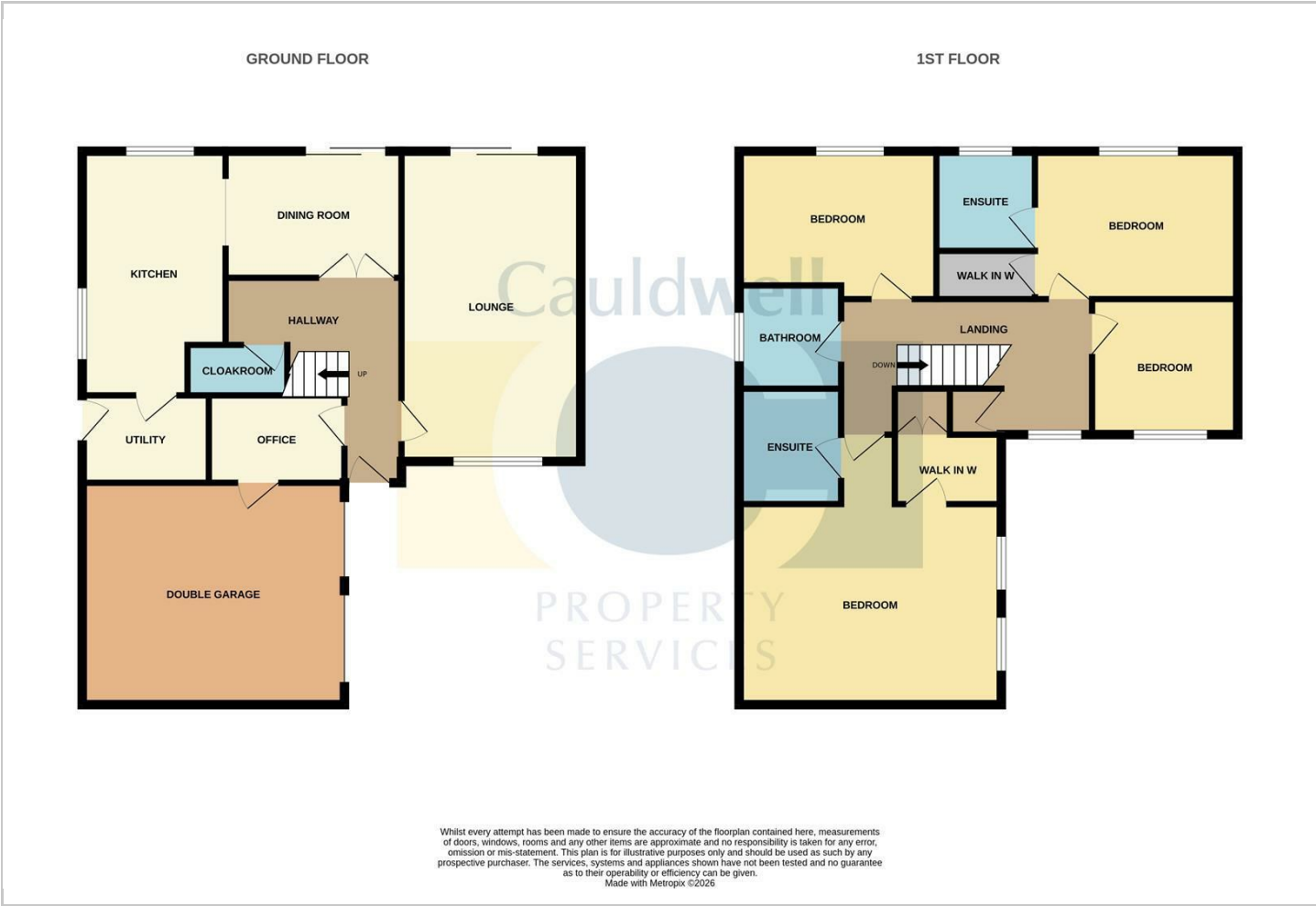
Hybrid Map



Terrain Map



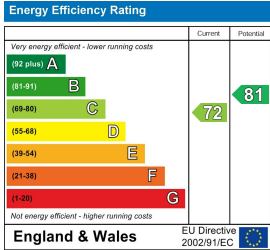
Floor Plan



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.