Cauldwell

PROPERTY SERVICES



46 Gyosei Gardens

Willen Park, Milton Keynes, MK15 9EN

£400,000

4 2 1





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ENTRANCE HALL
Composite double glazed door to front. Radiator. Stairs to first floor landing.

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

KITCHEN
Double glazed bay window to front. Fitted wall and base units with worksurfaces and one and half bowl sink drainer unit. Electric oven, four ring hob and extractor hood. Space for fridge freezer and integral washing machine.

LIVING / DINING ROOM
16'5" x 14'11" (5.01 x 4.56)
Double glazed window and French doors to rear. Two radiators. Television and telephone point. Understairs storage cupboard.

FIRST FLOOR LANDING
Stairs from entrance hall. Radiator. Airing cupboard. Stairs to second floor landing.

BEDROOM TWO
15'1" x 8'4" max into bay (4.61 x 2.55 max into bay)
Double glazed bay window to front. Radiator. Built in wardrobe.

BEDROOM THREE
12'1" x 8'3" (3.69 x 2.54)
Double glazed window to rear. Radiator.

BEDROOM FOUR
8'7" 6'3" (2.63 1.91)
Double glazed window to front. Radiator. Fibre internet point.

BATHROOM
Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap and shower over, wash hand basin and low level wc. Extractor fan. Shaver point. Radiator.

SECOND FLOOR LANDING
Stairs from first floor. Door to bedroom one.

BEDROOM ONE
18'9" x 14'11" (5.73 x 4.56)
max into bay and recess
Double glazed French doors to front leading to balcony. Overstairs storage cupboard. Radiator. Television point. Access to loft. Arch to dressing room.

DRESSING ROOM
6'2" x 9'1" (1.89 x 2.77)
Double glazed sky light window to rear. Radiator. Door to ensuite.

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

FRONT GARDEN
Small shingle stone garden area.

REAR GARDEN
Low maintenance with artificial lawn and patio. Outside tap. Path to gated access leading to parking.

PARKING
Two allocated spaces to rear.

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.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.









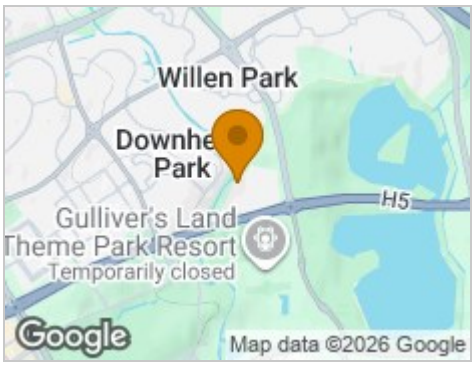
Road Map



Hybrid Map



Terrain Map



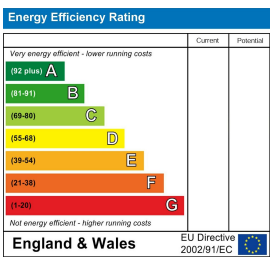
Floor Plan



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



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