Cauldwell

PROPERTY SERVICES

# 17 Attingham Hill

Great Holm, Milton Keynes, MK8 9BY

£435,000

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

### LIVING ROOM
11'11" x 17'2" max (3.64 x 5.24 max )
intro bay
Double glazed bay window to front. Radiator. Television and internet point. French doors to family room

### FAMILY ROOM
10'2" x 8'10" (3.11 x 2.70)
Radiator. Arch to dining room.

### DINING ROOM
10'7" x 10'7" (3.25 x 3.25)
Double glazed French doors and windows to rear. Two radiators. Vaulted ceiling. Vertical radiator. LED lighting. Arch to kitchen.

### KITCHEN
12'0" x 10'7" (3.66 x 3.23)
Two double glazed windows to rear. Fitted with wall and base units with granite worksurfaces and sink drainer unit. Electric oven. Space for fridge freezer. Plumbing for dishwasher. LED lighting. Radiator. Tiled flooring. Doors to shoer room and utility room.

### UTILITY ROOM
10'2" x 5'10" (3.10 x 1.80 )
Fitted range of wall and base units with granite worksurfaces. Plumbing for washing machine. Space for tumble dryer Understairs storage cupboard and light. Door to integral garage.

### SHOWER ROOM
Double shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. LED lighting. Tiled walls and flooring.

### FIRST FLOOR LANDING
Stairs from entrance hall. Double glazed obscure window to side. Access to part boarded loft space. Airing cupboard,

### BEDROOM ONE
8'5" x 14'9" max (2.59 x 4.5 max)
into wardrobe recess
Double glazed window to front. Radiator. Built in wardrobe.

### BEDROOM TWO
10'2" x 8'3" (3.10 x 2.52)
Double glazed window to rear. Radiator.

### BEDROOM THREE
9'4" x 6'3" (2.85 x 1.93)
Double glazed window to front. Radiator.

### BATHROOM
Double glazed obscure window to rear. Three piece suite comprising bath with electric shower, wash hand basin and close coupled wc. Heated towel rail. Underfloor heating. Shaver point. Extractor fan. Part tiled walls. Tiled flooring.

### FRONT GARDEN
Mainly laid to lawn with mature plants and flowers. Hardstanding driveway parking to side leading to garage.

Tel: 01908 304480

## GARAGE

13'8" x 8'2" (4.19 x 2.51)

Up and over door to front. Door to utility room. Power and light.

## REAR GARDEN

Rear width decking area with steps down to lawn with flower beds and borders. Timber shed. Outside tap. Gated access. Shed to side.

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.

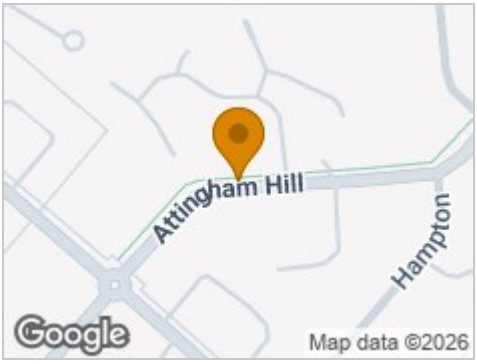
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.

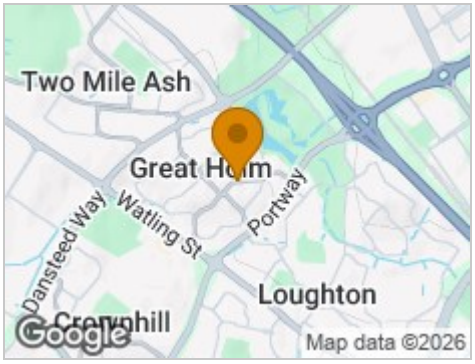
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

## Road Map

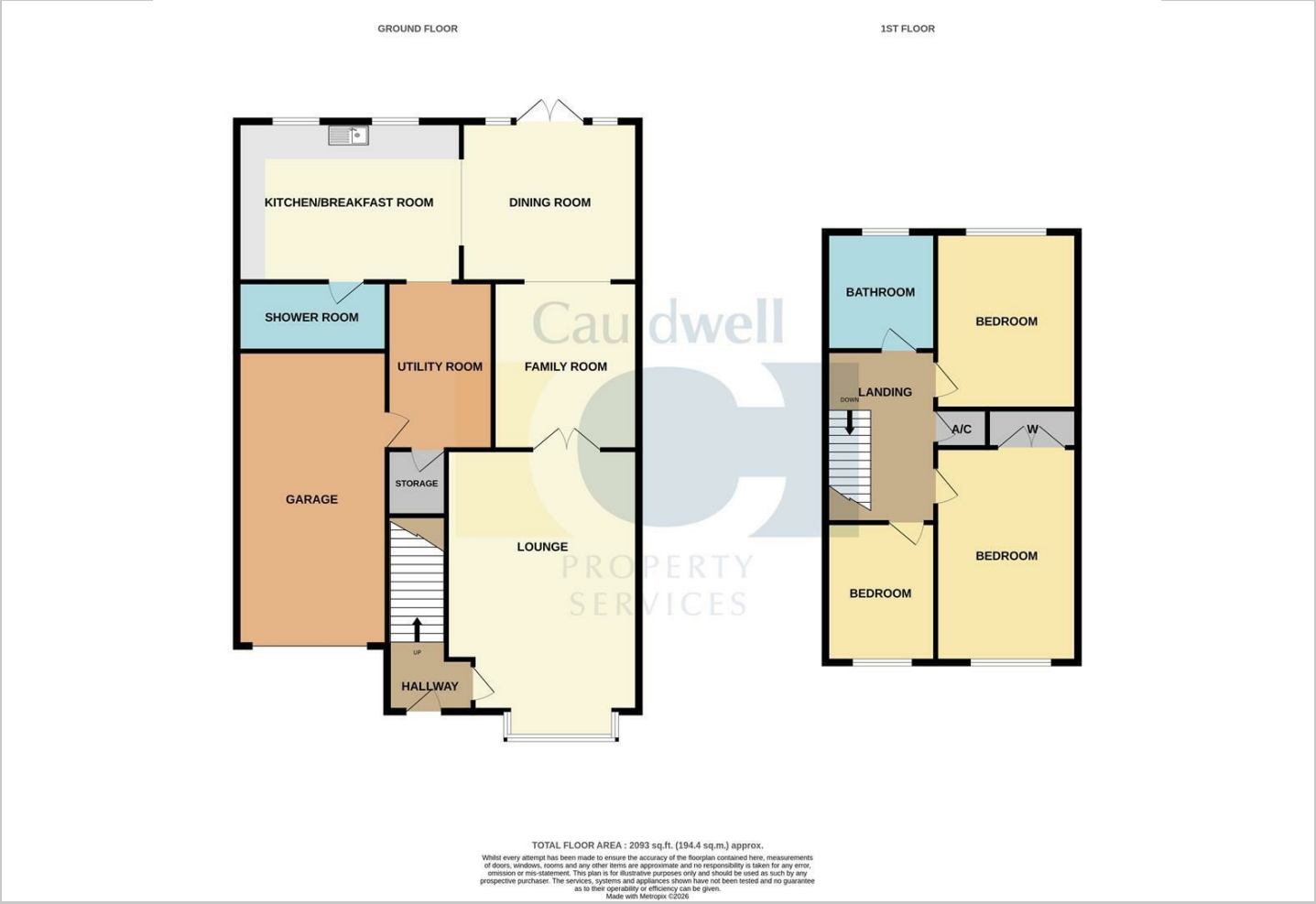



## Hybrid Map

## Terrain Map



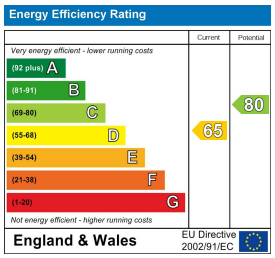

## Floor Plan




## 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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