



# Cauldwell

PROPERTY SERVICES



**111 Pettingrew Close**  
Walnut Tree, Milton Keynes, MK7 7LW

£310,000



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## LIVING ROOM

15'6" x 11'10" (4.74 x 3.62)

Composite double glazed entrance door. Double glazed window to front. Radiator. Television point. Internet point. Stairs to first floor landing with under stairs storage cupboard.

## KITCHEN/DINING ROOM

11'10" x 9'1" (3.62 x 2.78)

A modern range of fitted wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and electric induction hob with extractor hood over. Space for American style fridge freezer. Plumbing for washing machine. Under cupboard lighting. Arch to dining room.

## DINING ROOM

10'0" x 9'6" (3.05 x 2.90)

Double glazed window to rear. Double glazed French doors to side. Double glazed sky light to rear. Part vaulted ceiling. Radiator.

## FIRST FLOOR LANDING

Stairs from living room. Access to part boarded loft space.

## BEDROOM ONE

11'10" x 9'1" (3.63 x 2.78)

Double glazed window to rear. Radiator. Fitted wardrobes. Overhead storage unit and shelving unit.

## BEDROOM TWO

11'11" x 7'3" (3.65 x 2.21)

Double glazed window to front. Radiator. Fitted wardrobes and storage units. Fitted corner desk.

## BATHROOM

Double glazed obscure window to side. Three piece stylish suite comprising roll top bath with mains shower and rainfall head with fitted glass screen, close coupled wc and wash hand basin in vanity surround. Storage cupboard. Further cupboard housing combination boiler. LED lighting. Tiled flooring. Part tiled walls.

## REAR GARDEN

Laid to lawn and part artificial lawn with block paved patio area. UPVC storage shed. Gated access to front. Outside tap.

## FRONT GARDEN

Hardstanding parking for one vehicle and additional space to front of property. Shingle stone front garden.

All measurements are approximate. 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

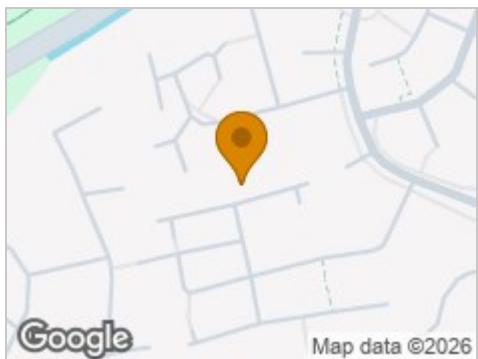
and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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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



## Road Map



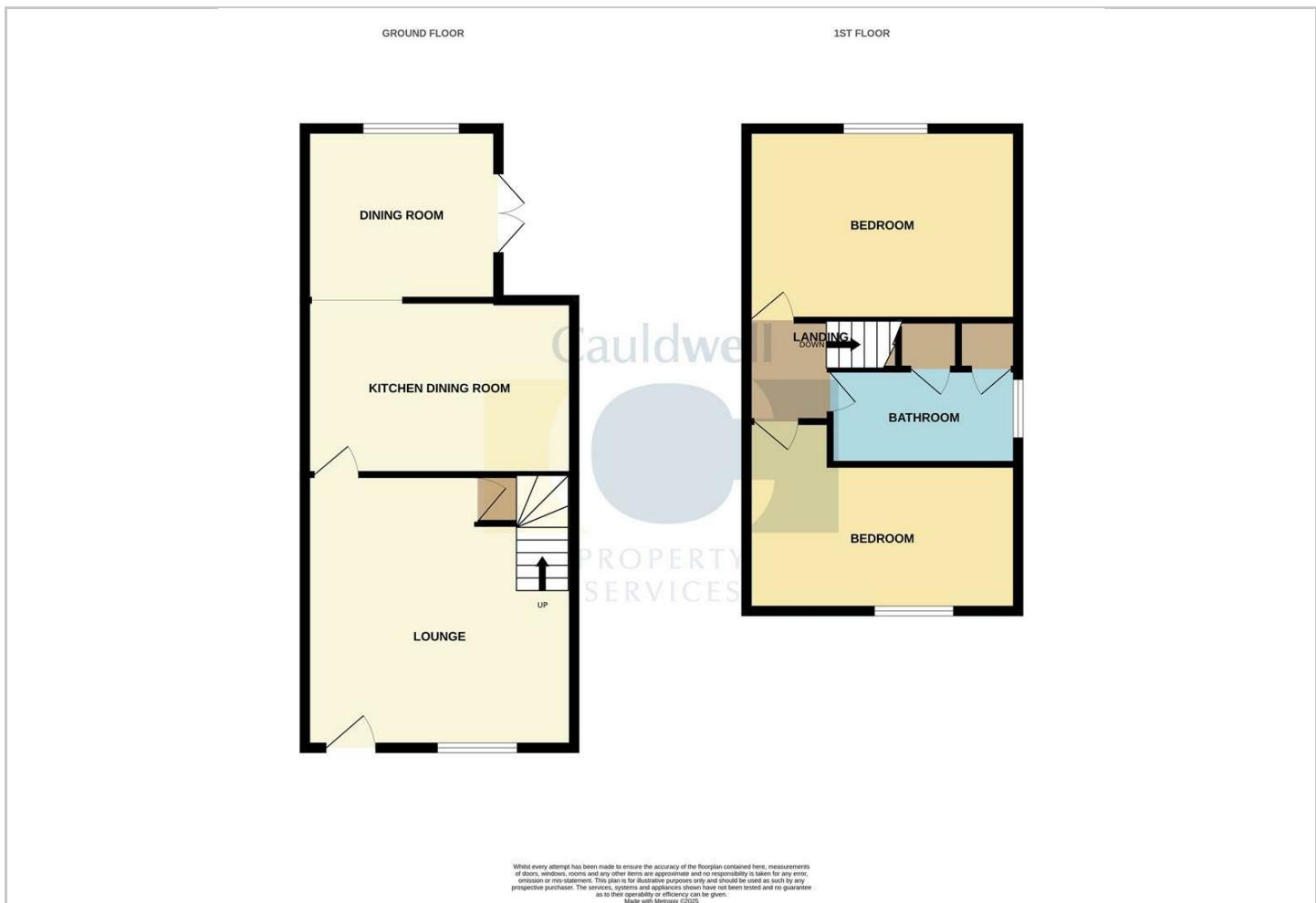
## Hybrid Map



## Terrain Map



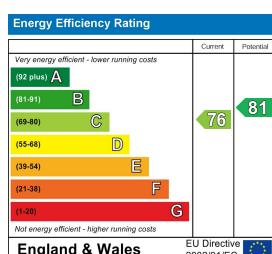
## Floor Plan



## 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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