Cauldwell

PROPERTY SERVICES



22 Hunsdon Close

Stantonbury Fields, Milton Keynes, MK14 6TB

Offers Over £350,000

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ENTRANCE HALL
Double glazed door to front, radiator, stairs to first floor landing

WC
Double glazed obscure window to front, hand wash basin, close coupled wc, radiator.

LIVING ROOM
15'5" x 10'7" (4.72 x 3.25)
Double glazed window to front, double glazed box bay window to side, TV and Internet connection points, radiator.

DINING ROOM
9'1" x 7'11" (2.77 x 2.43)
Double glazed window to front, double glazed patio doors to side, radiator, archway to:

KITCHEN
12'5" x 7'3" (3.81 x 2.21)
double glazed window to side and double glazed door to side, a fitted range of wall and base units with worksurfaces, one and a half bowl sink drainer, electric oven, gas hob with extractor hood, space for fridge, plumbing for washing machine and dishwasher.

FIRST FLOOR LANDING
Stairs from entrance hall, access to loft space, radiator.

BEDROOM ONE
11'8" x 9'0" (3.58 x 2.76)
Double glazed window to front, built in wardrobe, radiator.

EN-SUITE
Double glazed obscure window to front, shower cubicle with mains shower, hand wash basin, close coupled wc, heated towel rail, extractor fan.

BEDROOM TWO
9'2" x 9'0" (2.81 x 2.76)
Double glazed window to front, radiator, built in cupboard.

BEDROOM THREE
7'10" x 6'2" (2.40 x 1.88)
Double glazed window to side, radiator.

BATHROOM
Double glazed obscure window to side, bath with mixer tap and shower over, hand wash basin, close coupled wc, radiator, extractor fan.

FRONT GARDEN
Mixture of mature bedding areas, paved area and hardstanding area.

REAR GARDEN
Two patio areas, mixture of mature bedding areas, plants, trees, foliage, shingle stone areas. gated access to rear, personnel door to garage.

GARAGE AND DRIVEWAY
Up and over door to front, personnel door to garden, driveway parking in front of garage.

1. Measurements
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.

3. Mortgage

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.

4. Solicitors

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

5. Anti Money Laundering Verification checks

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



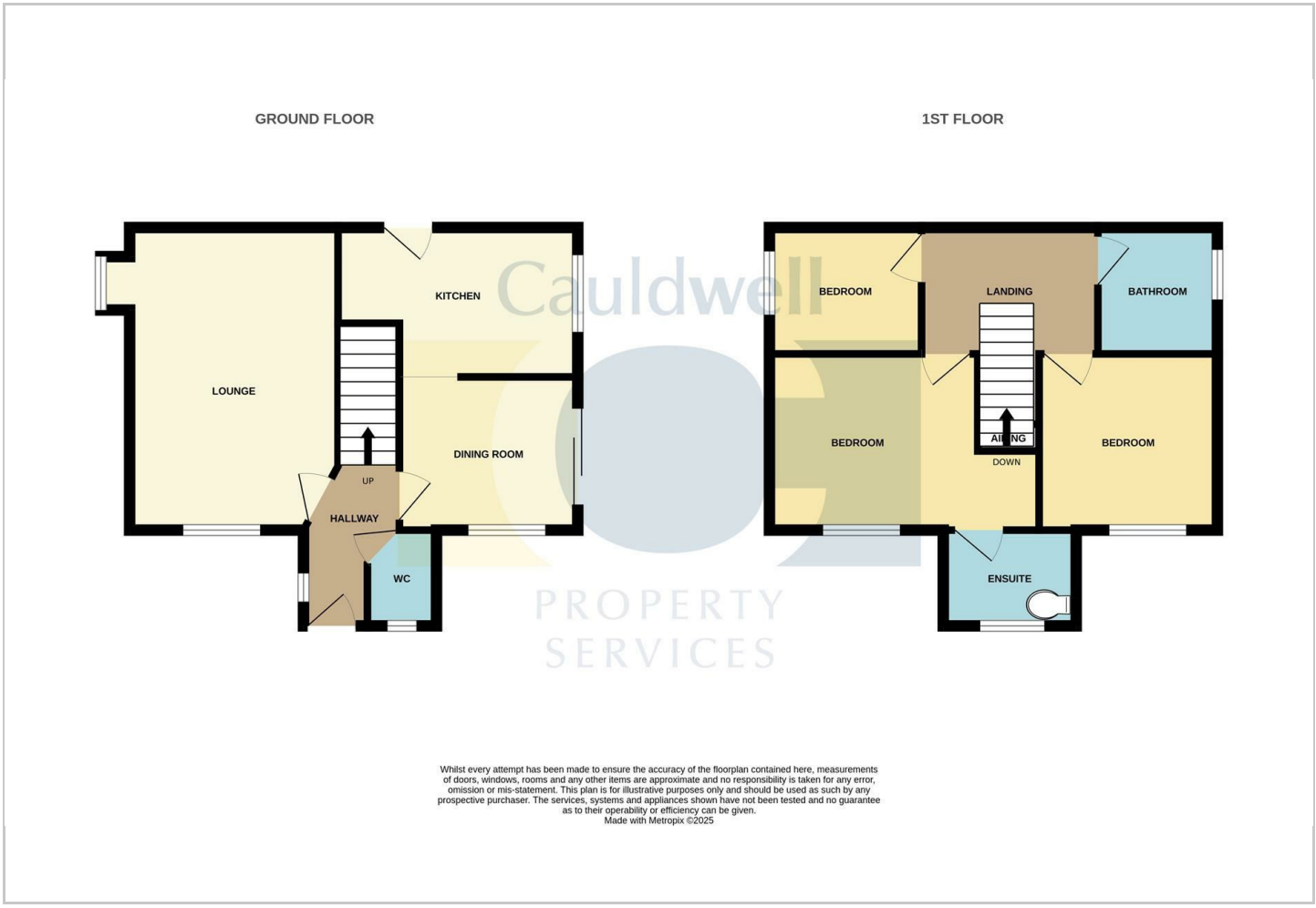
Hybrid Map



Terrain Map



Floor Plan

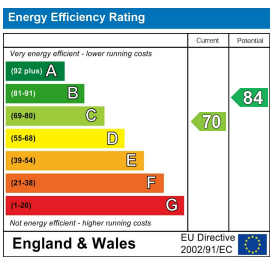


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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