

Cauldwell

PROPERTY SERVICES



3 Read Loke

Eaton Leys, Milton Keynes, MK17 9GY

Offers Over £575,000



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ENTRANCE HALL

Composite door with double glazed window to front. Radiator. Stairs to first floor landing. Amtico flooring.

LIVING ROOM

16'8" x 12'7" into bay (5.09 x 3.84 into bay)

Double glazed bay window to front and side. Two radiators. Television point. Understairs storage cupboard. Amtico flooring.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Amtico flooring. Storage cupboard housing fibre internet connection.

KITCHEN/DINING/FAMILY ROOM

19'1" x 15'9" max to bay (5.82 x 4.81 max to bay)

Double glazed rear bay with French doors and windows with fitted blinds. Wall and base units with fitted worksurfaces and sink drainer unit. Electric oven, . combi grill oven, . induction hob and extractor hood. Integral dishwasher and fridge freezer. Radiator. LED lighting. Amtico flooring.

UTILITY ROOM

9'4" x 5'7" (2.86 x 1.71)

Fitted wall and base units with worksurface. Plumbing for washing machine. Space for tumble dryer. Wall mounted central heating boiler. Radiator. Double glazed door to rear. Amtico flooring.

FIRST FLOOR LANDING

Stairs from entrance hall . Double glazed obscure window to side. Radiator. Access to part boarded loft space. Airing cupboard.

BEDROOM ONE

12'6" x 12'1" (3.83 x 3.70)

Double glazed windows to front and side. Fitted wardrobes. Radiator. Door to ensuite.

ENSUITE

Double glazed obscure window to front. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Shaver point. Heated towel rail. Extractor fan Wall mounted cabinet. Amtico flooring. Part tiled walls.

BEDROOM TWO

13'4" x 10'7" (4.07 x 3.24)

Double glazed window to front. Radiator.

BEDROOM THREE

11'8" x 8'7" (3.58 x 2.64)

Double glazed window to rear. Radiator.

BEDROOM FOUR

11'6" x 10'2" (3.52 x 3.10)

max into recess

Double glazed window to rear. Radiator. Feature panelled wall.

BATHROOM

Double glazed obscure window to rear. Four piece suite comprising bath with mixer tap, double shower cubicle with mains shower, wash hand basin and close coupled wc. Cabinet. Heated towel rail. Extractor fan. Part tiled walls. Amtico flooring.

FRONT GARDEN

Laid to lawn with small hedge border. Block paved driveway parking for two vehicles. EV charge point. Gated access to rear garden.

Tel: 01908 304480

GARAGE

Up and over door to front Power and light.

REAR GARDEN

Laid to lawn with rear width slate stone patio with fitted pergola. Outside power and tap. Raised flower beds with sleepers. Walled to two sides. Garden lighting.

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.

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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

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



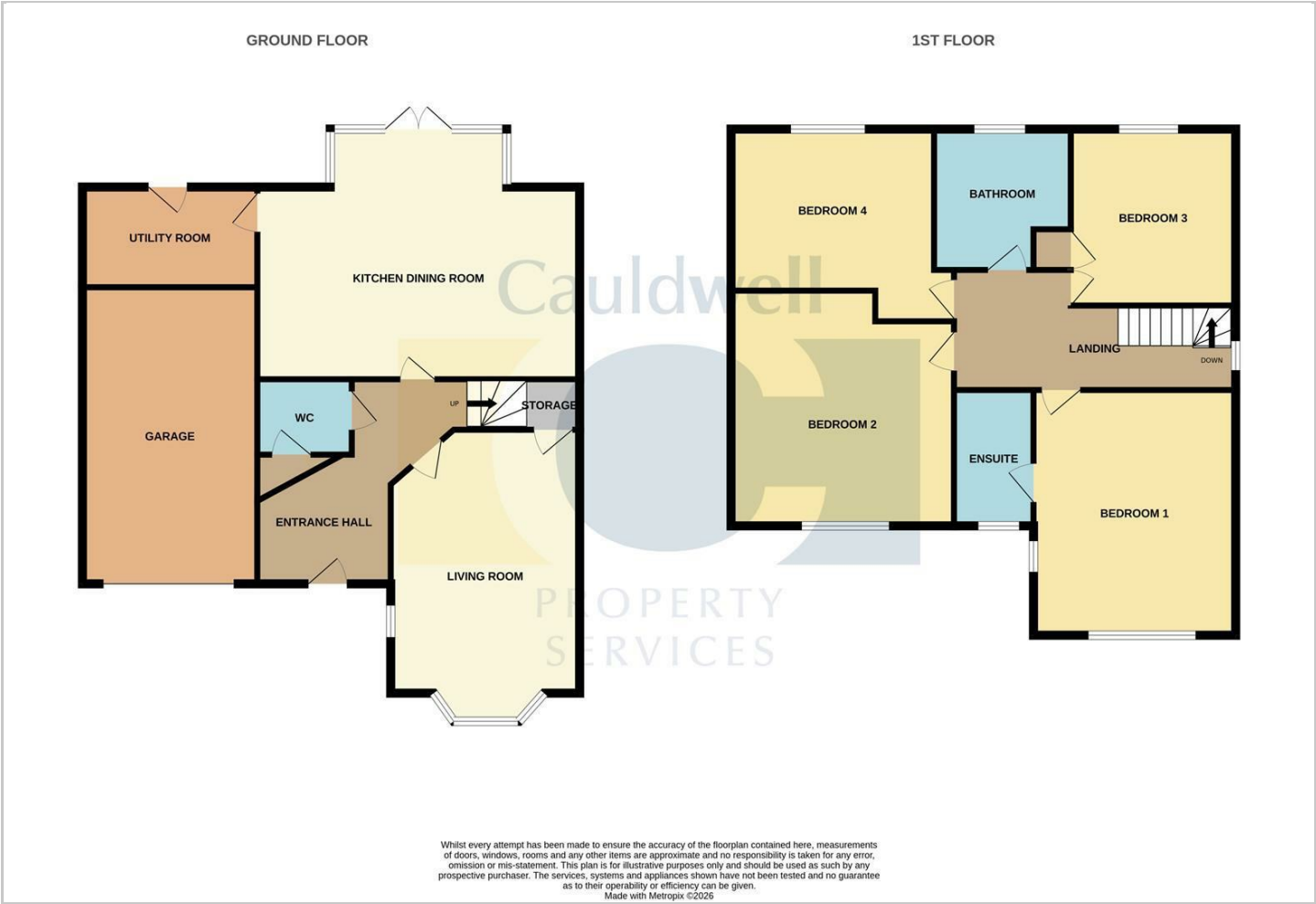
Hybrid Map



Terrain Map



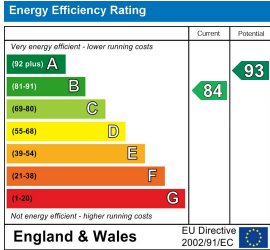
Floor Plan



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



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.