



Cauldwell

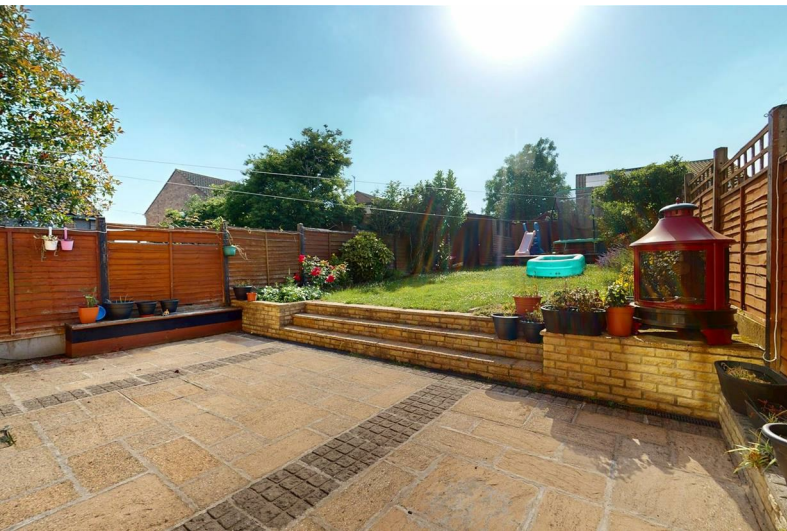
PROPERTY SERVICES



20 Masefield Grove

, Bletchley, MK3 5AR

£399,995



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ENTRANCE HALL

Extended

Composite double glazed door to front. Radiator. Tiled flooring. Stairs to first floor landing with understairs storage cupboard.

STUDY/GROUND FLOOR BEDROOM

9'4" x 6'11" (2.86 x 2.11)

Double glazed window to front. Radiator. Internet connection points.

LIVING / DINING ROOM

19'6" x 10'1" max (5.95 x 3.09 max)

Double glazed bay window to front. Double glazed patio doors to rear. Two radiators. Television point. Door to kitchen.

BREAKFAST ROOM

15'0" x 10'3" max (4.58 x 3.14 max)

Double glazed window and double glazed door to rear. Fitted range of wall and base units with worksurfaces. One and half bowl sink drainer with mixer. Electric oven, electric hob and extractor hood over. Plumbing for dishwasher. Breakfast bar seating area. Space for American style fridge freezer. Tiled flooring. Radiator.

HALLWAY

Leading to cloakroom and utility room.

UTILITY ROOM

Double glazed sky light window to side. Plumbing for washing machine. Worksurfaces and shelving.

SHOWER ROOM

Double glazed skylight window to side. Three piece suite comprising shower cubicle with electric

shower. wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. Tiled walls and flooring.

FIRST FLOOR LANDING.

Stairs from entrance hall. Double glazed window to side. Access to boarded loft space via drop down ladder housing combi boiler.

BEDROOM ONE

12'11" x 9'10" (3.94 x 3.01)

Double glazed window to front. Radiator. Exposed fireplace.

BEDROOM TWO

10'11" x 9'10" (3.35 x 3.00)

Double glazed window to rear. Radiator. Built in wardrobes.

BEDROOM THREE

9'10" x 6'5" (3.01 x 1.96)

Double glazed window to front. Radiator.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap and shower with screen, wash hand basin and close coupled wc. Heated towel rail. Tiled walls and flooring.

FRONT GARDEN

Block paved driveway parking for three/four vehicles.

REAR GARDEN

Laid to lawn with rear width patio area with mature flower beds, raised shingle area, timber storage shed, outside tap and power.

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.



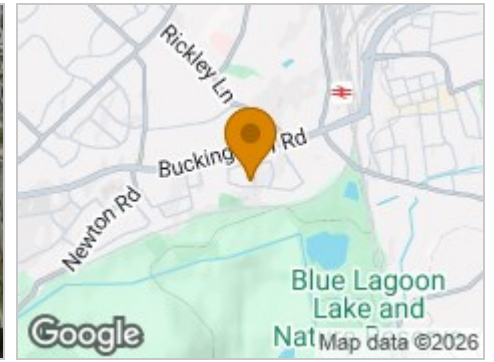
Road Map



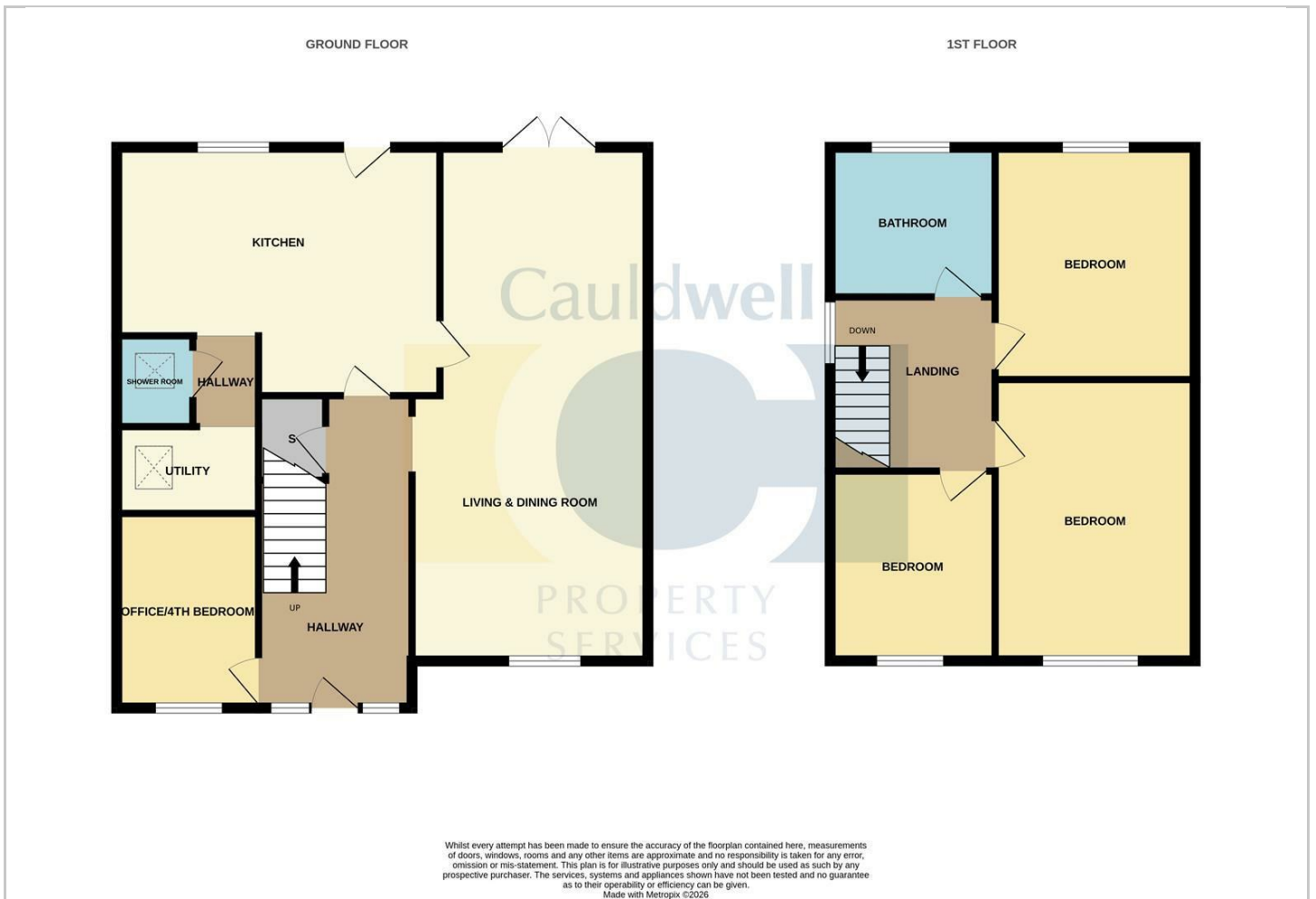
Hybrid Map



Terrain Map



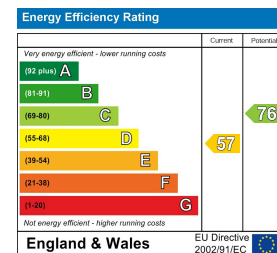
Floor Plan



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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