Cauldwell

PROPERTY SERVICES



34 Tyhurst

Middleton, Milton Keynes, MK10 9RR

£499,995

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ENTRANCE
Entrance through double glazed composite door to the front. Stairs to first floor. Radiator. Karndean flooring.

CLOAKROOM
Frosted double glazed window to the front. Low level wc with recessed cistern. Wash hand basin with mixer tap. Extractor fan. Radiator. Karndean flooring.

KITCHEN
12'11" x 9'9" (3.96 x 2.98)
Measured into double glazed bay window to the front. Kitchen fitted with a range of wall and base units. Worksurfaces incorporating one and a half bowl sink with engraved drainer, mixer tap and Insinkerator food waste disposal unit. Electric oven. Five ring gas hob with extractor hood over. Integrated fridge freezer. Integrated dishwasher. Wall mounted combination boiler. Under cupboard lighting. LED lighting. Radiator. Karndean flooring.

OPEN PLAN LIVING/DINING ROOM
22'9" x 19'4" (6.95 x 5.91)
Two sets of double glazed bi-folding doors to the rear with remote control blinds. Two double glazed automatic rain sensored Velux windows with fitted blinds. Two vertical radiators. TV and internet connection points. Under stair storage cupboard. LED lighting. Contura wood burning stove. Karndean flooring.

FIRST FLOOR LANDING
Stairs from entrance hall. Double glazed window to the rear. Radiator. Access to part boarded loft. Airing cupboard.

BEDROOM ONE
13'2" x 12'4" (4.02 x 3.77)
Irregular shaped room. Double glazed French doors with fitted blinds to juliet balcony to the front. Built in wardrobes with mirrored sliding doors. Feature panelling. Radiator. Door to ensuite.

ENSUITE
Frosted double glazed window to the rear. Double shower cubicle with mains spa shower. Circular hand wash basin with mixer tap set into vanity unit. Low level wc. Electric charger point. Heated towel rail. Extractor fan. Tiled floor.

BEDROOM TWO
11'11" x 10'3" (3.65 x 3.14)
Double glazed window to the front. Part panelling to walls. Vertical radiator.

BEDROOM THREE
10'4" x 7'7" (3.15 x 2.32)
Double glazed window to the rear. Fitted wardrobes. Radiator.

FAMILY BATHROOM
Frosted double glazed window to the front. Bath with mixer tap, mains shower and fitted glass shower screen. Hand wash basin with mixer tap set into vanity unit. Extractor fan. Heated towel rail. Tiled flooring. Lit mirror.

FRONT
Small front garden area. Paved and shingle stone. Garage and driveway to the side.

GARAGE
Electric up and over door to the front. Power and light. Plumbing for washing machine. Space for tumble dryer. Fitted base units with stainless steel sink and drainer with mixer tap. Double glazed French doors to the rear.

REAR GARDEN
Landscaped featuring a porcelain patio. Selection of shingle colour contrasting gravelled areas. Outside tap. Selection of bedding areas some featuring rockery style beds. Flower beds and borders to the side. Raised composite decking with inset LED lighting. Timber constructed bar area featuring power and light.

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



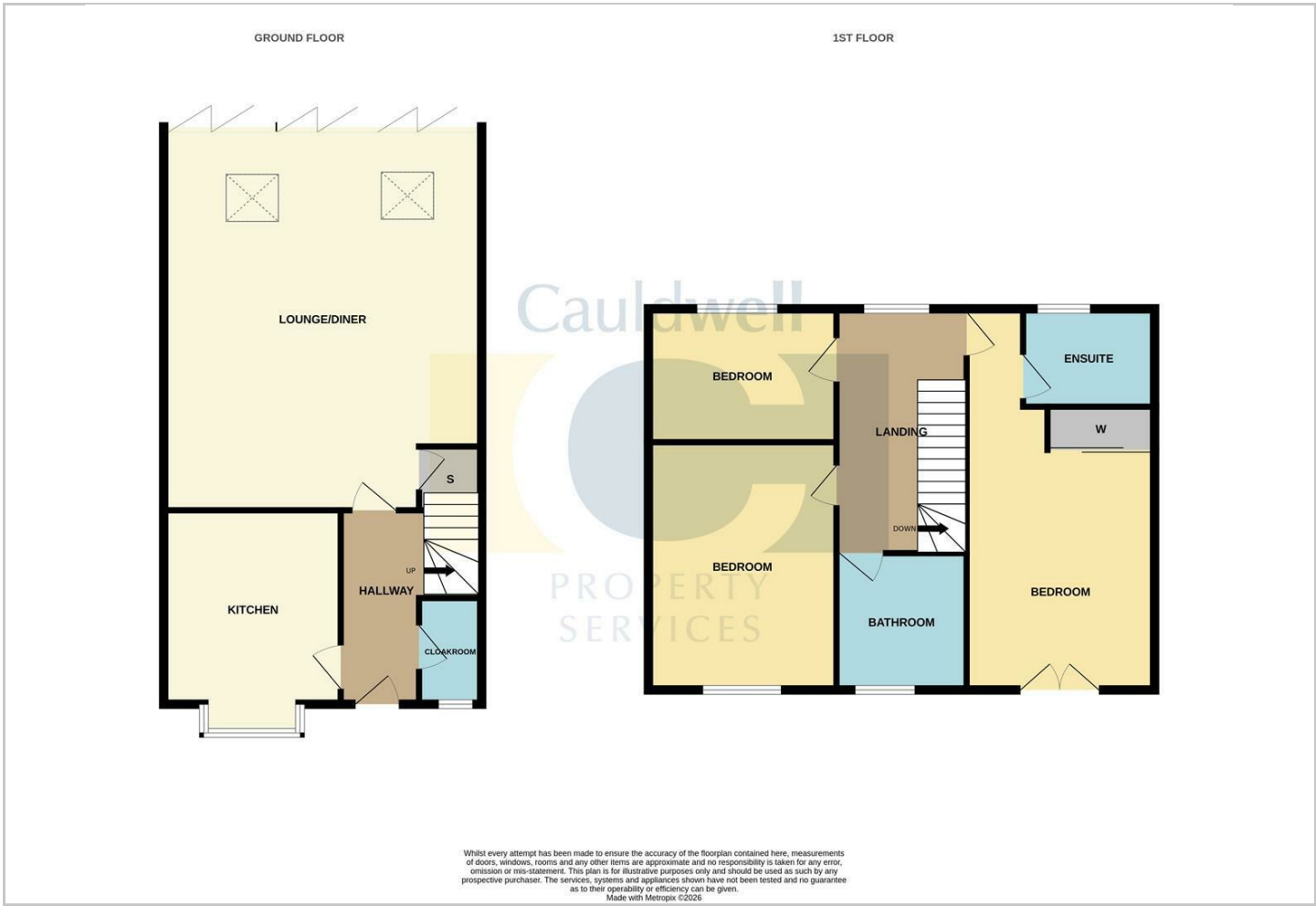
Hybrid Map



Terrain Map



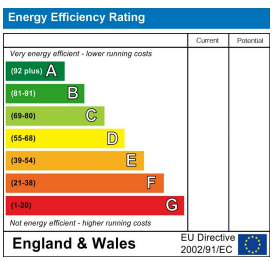
Floor Plan



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



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