



# Cauldwell

PROPERTY SERVICES



## 18 Atlas Way

Oakgrove, Milton Keynes, MK10 9SG

Offers In The Region Of £530,000



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## ENTRANCE HALL

Composite door to front. Triple glazed door to front. Radiator. Stairs rising to first floor landing with Triple glazed window to side. Door to kitchen area.

## KITCHEN AREA

12'1" x 9'6" max (3.70 x 2.90 max)

Triple glazed windows to front and side. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit and water softener. Electric oven, combi microwave oven, four ring gas hob and extractor hood over. Plumbing for washing machine and space for tumble dryer. Integral dishwasher. Under cupboard lighting. Extractor fan. Radiator.

## DINING AREA

15'0" x 12'1" (4.58 x 3.70)

Triple glazed French doors and windows to rear. Composite door to side. Radiator. Understairs storage cupboard.

## CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

## FIRST FLOOR LANDING

Stairs from entrance hall. Stairs to second floor landing. Airing cupboard. Store cupboard.

## LIVING ROOM

15'7" x 11'2" (4.76 x 3.42)

Triple glazed French doors and windows to front leading to balcony. Triple glazed windows to rear. Television point. Vertical radiators.

## BALCONY

Glass balustrades to front with decked floor.

## BEDROOM THREE

13'1" x 9'1" max (4.01 x 2.78 max)

Triple glazed full height windows to front with fitted Intu blackout blinds. Triple glazed window to side. Built in wardrobes with sliding doors. Radiator.

## BEDROOM FOUR

11'1" x 6'6", 265'8" (3.40 x 2.81)

Triple glazed window to rear, full height with fitted Intu blackout blinds. Built in wardrobes. Radiator.

## BATHROOM

Three piece suite comprising bath with mixer tap, shower over and screen, wash hand basin and close coupled wc. Electric shaver point. Heated towel rail. Extractor fan. Triple glazed obscure window to side.

## SECOND FLOOR LANDING

Triple glazed windows to rear and side with Intu blackout blinds. Storage cupboard housing central heating boiler. Door to bedroom suite.

## BEDROOM ONE

11'8" x 13'1" (3.57 x 4.01)

Triple glazed windows to front with fitted Intu blackout blinds. Triple glazed door to side leading to roof terrace with Intu blackout blinds. Fitted wardrobes with internal lighting. Radiator. Door to ensuite.

## ROOF TERRACE

Glass balustrades to front and rear, decked floor, lighting.

## ENSUITE

Triple glazed obscure window to side. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Electric shaver point. Heated towel rail. Extractor fan.

## FRONT GARDEN

Small paved garden area with parking to driveway and car port to side. Gated access to rear garden.

## REAR GARDEN

Generous rear width patio area extending to side leading to lawn. Flower beds and borders with trees plants and foliage. UPVC shed. Outside tap. Gated access to front on both sides.

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.

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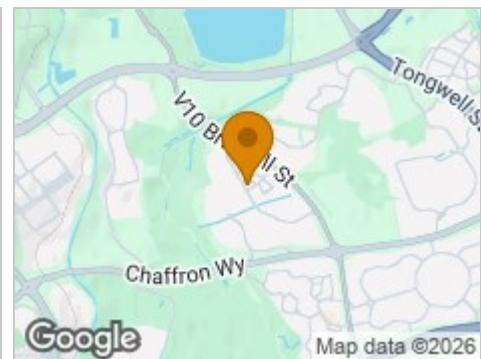
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

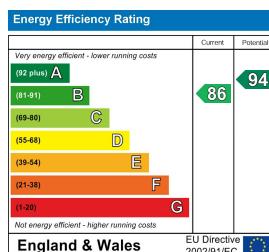


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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## Energy Efficiency Graph



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