Cauldwell

PROPERTY SERVICES



3 Greylag Gardens

Shenley Brook End, Milton Keynes, MK5 7GX

£700,000

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ENTRANCE HALL
Stairs to first floor. Tiled flooring. Storage cupboard. Door to living room, study and kitchen/dining room. Skimmed ceiling. Inset lighting, Radiator l

LIVING ROOM
12'2" x 17'6" (3.72 x 5.35)
Double glazed bay window to front. Skimmed ceiling. Underfloor heating. Double doors leading to kitchen/family/dining room.

KITCHEN/FAMILY/DINING ROOM
29'1" x 12'9" to 10'6" (8.87 x 3.91 to 3.22)
Re-fitted with a range of wall and base units with Quartz worksurface incorporating one and half bowl sink drainer and mixer tap. Built in double oven, microwave, dishwasher and extractor fan. Breakfast bar. Double glazed French doors and windows to garden. Tiled flooring with underfloor heating. Skimmed ceiling. Door to utility room.

UTILITY ROOM
Plumbing for washing machine. Wall and base units with worksurfaces incorporating sink drainer. Tiled flooring with underfloor heating. Double glazed door to side. Door to shower room.

SHOWER ROOM
Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Skimmed ceiling. Extractor. Tiled flooring. Underfloor heating. Radiator

STUDY
9'6" x 9'3" (2.92 x 2.84)
Double glazed bay window to front Tiled flooring with under floor heating.

FIRST FLOOR LANDING
Doors to bedroom one, two, three and bathroom. Airing cupboard. Radiator. Skimmed ceiling. Stairs to second floor.

BEDROOM ONE
12'1" x 14'10" (3.68m x 4.52m)
Five door fitted wardrobe with lighting. Further fitted bedroom furniture. Double glazed window to rear. Radiator. Skimmed ceiling. Door to ensuite.

ENSUITE
Four piece suite comprising panelled bath with shower, double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Tiled walls and flooring. Frosted double glazed window to rear. Underfloor heating. Shaver point. Extractor. Skimmed ceiling.

BEDROOM TWO
9'6" x 12'1" (2.92 x 3.69)
Double glazed window to front. Radiator. Four door wardrobe.

BEDROOM THREE
12'9" x 9'8" (3.89 x 2.95)
Double door built in cupboard. Bedroom furniture. Double glazed window to front and side. Radiator Skimmed ceiling.

BATHROOM
Re-fitted four piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and panelled bath and wash hand basin. Tiled walls and flooring with under floor heating. Skimmed ceiling. Shaver point. Extractor.

SECOND FLOOR LANDING
Doors to bedroom four, five and bathroom.

BEDROOM FIVE
9'10" x 15'8" (3.0 x 4.80)
Restricted head height
Four door fitted wardrobe. Bedroom furniture. Double glazed window to front and double glazed sky light to rear. Radiator. Skimmed ceiling.

BEDROOM FOUR
15'9" x 12'1" (4.81 x 3.69)
Restricted head height
Ten door fitted wardrobe and further bedroom furniture Double glazed window to front and double glazed sky light to rear. Radiator Skimmed ceiling. Loft access.

BATHROOM
Three piece suite comprising panelled bath with shower over,

low level wc and wash hand basin. Heated towel rail. Shaver point. Extractor. Skimmed ceiling Tiled walls and flooring Double glazed sky light to rear. Underfloor heating.

REAR GARDEN

Enclosed and laid mainly to lawn with wooden fence surround. Gated side access. Driveway with parking for several vehicles.

DETACHED GARAGE

Up and over door. Power and light. Electric charge point.

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.

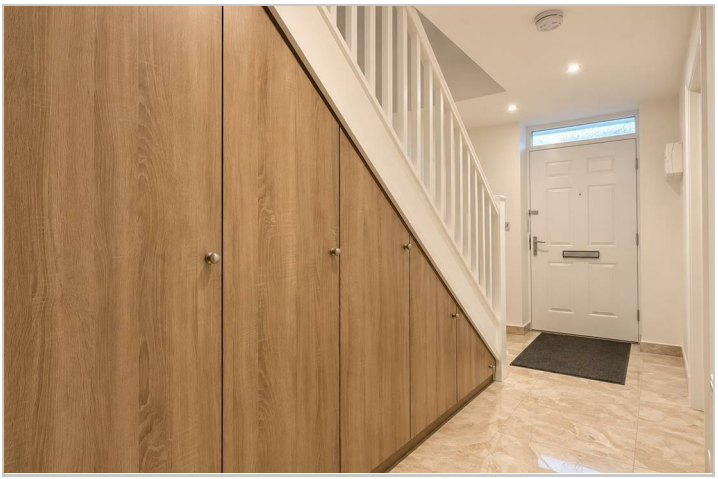
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, 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.









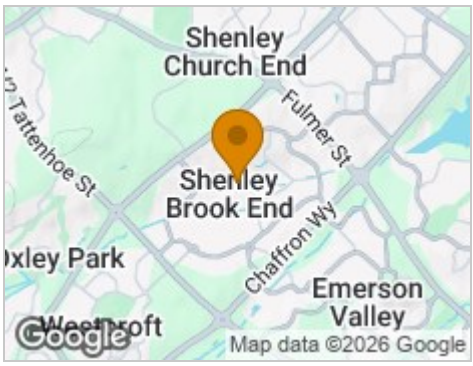
Road Map



Hybrid Map



Terrain Map



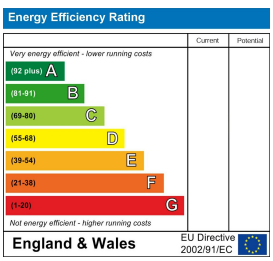
Floor Plan



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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