



Cauldwell

PROPERTY SERVICES



1 Penning Close

Oakridge Park, Milton Keynes, MK14 6FP

Offers Over £450,000



1 Penning Close

Oakridge Park, Milton Keynes, MK14 6FP

Offers Over £450,000



ENTRANCE HALL

Double glazed composite door to front. Stairs to first floor landing. Doors to cloakroom, kitchen and dining room.

LIVING ROOM

16'11" x 12'2" max into bay (5.16 x 3.71 max into bay)

Double glazed window to front and double glazed window to side. Television and internet points.

RE-FITTED KITCHEN/DINING ROOM

16'11" x 9'6" (5.16 x 2.90)

Double glazed windows to front and side. Double glazed French doors to side. Re-fitted range of wall and base units with worksurfaces. Sink drainer and mixer tap. Electric oven, microwave grill and gas hob with extractor hood over. Integral dishwasher. Wall mounted central heating boiler. Under cupboard lighting. Radiator. Arch to utility room.

UTILITY ROOM

6'11" x 6'3" (2.11 x 1.93)

Wall and base units. Integral fridge freezer. Plumbing for washing machine. Space for tumble dryer.

CLOAKROOM

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

FIRST FLOOR LANDING

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

BEDROOM ONE

16'11" x 12'2" max into bay (5.16 x 3.72 max into bay)

Double glazed window to front. Double glazed corner window to side. Radiator. Built in double wardrobe. 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. Radiator. Extractor fan. LED lighting. Wall mounted cabinet.

BEDROOM TWO

10'4" x 9'8" (3.15 x 2.97)

Double glazed window to front Radiator.

BATHROOM

Double glazed window to side. Three piece suite comprising bath with hand shower attachment, wash hand basin and close coupled wc. Wall mounted cabinet. LED lighting. Heated towel rail. Extractor fan.

SECOND FLOOR LANDING

Stairs from first floor.

BEDROOM THREE

14'10" x 10'2" max (4.53 x 3.10 max)

Restricted head height

Double glazed window to front. Radiator. Access to part boarded loft space.

BEDROOM FOUR

12'8" x 9'9" (3.88 x 2.98)

Restricted head height

Double glazed windows to front and side. Radiator. Eaves storage access.

REAR GARDEN

Partly wall laid to lawn garden with rear width patio area. Paved path to rear access gate. Garage and driveway behind.

FRONT GARDEN

Small paved area

GARAGE

Up and over door to front. Power and light. Driveway parking for 2/3 vehicles.

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.

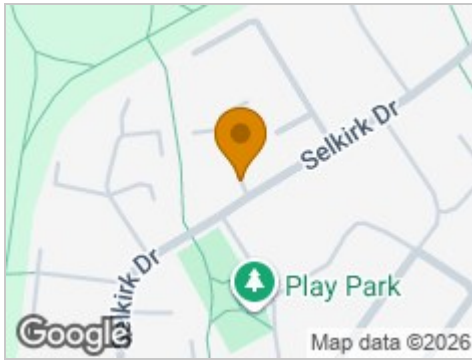
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.