

Cauldwell

PROPERTY SERVICES



3 Levens Hall Drive

Westcroft, Milton Keynes, MK4 4GD

Offers Over £500,000



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ENTRANCE HALL

Composite door to front. Radiator. Stairs to first floor landing.

LIVING ROOM

24'4" x 11'0" (7.43 x 3.37)

Double glazed windows to front and side. Two double glazed French doors to side. Two radiators. Television and internet points. Electric fireplace. Opening to kitchen/dining room.

KITCHEN/DINING ROOM

16'2" x 16'2" max (4.95 x 4.94 max)

Two sets of double glazed windows to side. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Range style oven with five ring gas hob and extractor hood over. Space for fridge freezer. Integral dishwasher and washing machine. Wall mounted central heating boiler. Radiator. Under cupboard lighting. Understairs storage cupboard.

GROUND FLOOR SHOWER ROOM

Double glazed obscure windows to front and side. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Tiled walls and flooring.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space. Airing cupboard and radiator.

BEDROOM ONE

16'0" x 11'1" (4.89 x 3.39)

Two double glazed windows to side, double glazed window to front. Radiator. Fitted wardrobes. Television point. 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. Heated towel rail. Extractor fan. Tiled walls and flooring.

BEDROOM TWO

12'9" x 9'4" (3.91 x 2.86)

Double glazed window to side. Radiator. Door to ensuite.

ENSUITE

Double glazed obscure window to front and side. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Heated towel rail. Tiled walls.

BEDROOM THREE

16'11" x 11'1" max (5.16 x 3.39 max)

Two double glazed windows to rear. Two radiators. Television point. Fitted wardrobes.

BEDROOM FOUR

8'7" x 8'6" (2.64 x 2.61)

Double glazed window to side. Radiator.

FAMILY BATHROOM

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

FRONT GARDEN

Laid to lawn with hedge border and path from road.

REAR GARDEN

Patio and shingle stone area with mature plants. Outside storage room, currently open but could be enclosed. Access to driveway and garage to side.

Tel: 01908 304480

DRIVEWAY

Off road parking for two cars with central double gates.

GARAGE

Up and over door to front. Power and light.

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.

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.

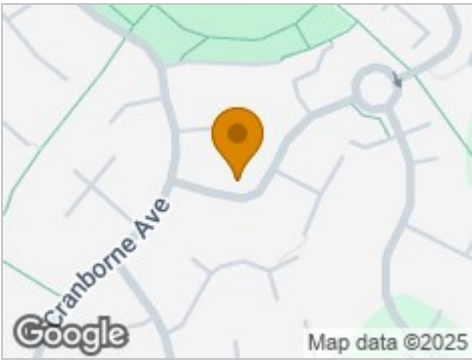
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 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



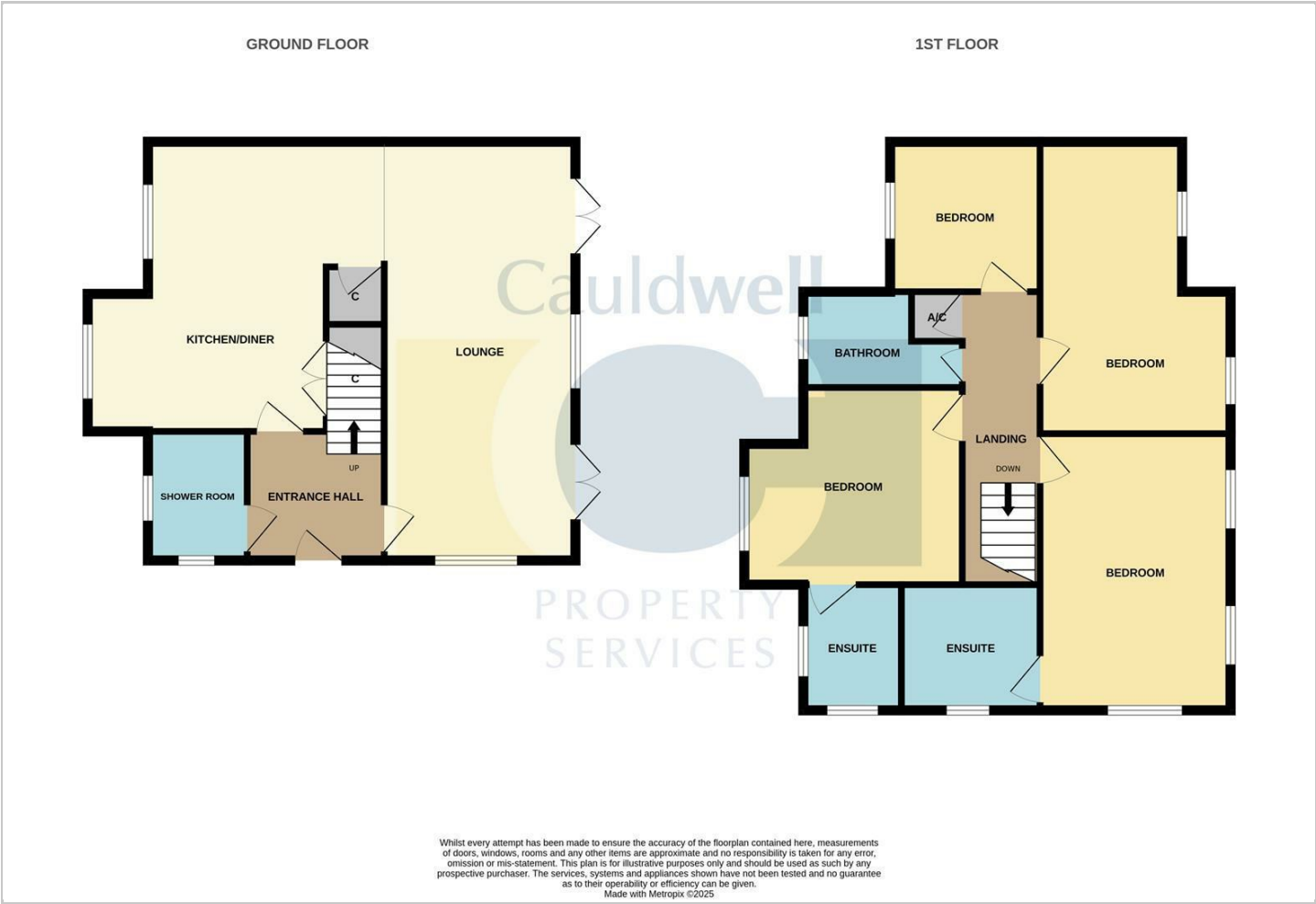
Hybrid Map



Terrain Map



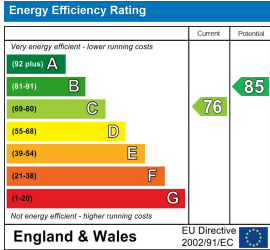
Floor Plan



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



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