



# Cauldwell

PROPERTY SERVICES



## 4 Denton Drive

Hanslope, Milton Keynes, MK19 7GB

£470,000





# 4 Denton Drive

Hanslope, Milton Keynes, MK19 7GB

£470,000



## ENTRANCE HALL

Double glazed door to front. Underfloor heating. Glass panelled door to living room.

## LIVING ROOM

21'4" x 11'10" (6.52 x 3.62)

Double glazed bay window to front with built in window storage seat. Double glazed window to rear. Television and internet point. Under floor heating to Karndean flooring.

## KITCHEN/DINING ROOM

18'11" x 10'11" (5.77 x 3.33)

Double glazed window to front and double glazed French doors and windows to rear. Fitted with a range of wall and base units with worksurfaces. One and half bowl sink drainer with mixer tap and filter water tap. Electric oven and hob with extractor hood over. Integral fridge freezer and dishwasher. Under floor heating to Karndean flooring

## UTILITY ROOM

Plumbing for washing machine and space for tumble dryer. Air source heat pump control. Karndean flooring

## CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin in vanity surround. LED lighting. Part tiled walls. Under floor heating to Karndean flooring.

## FIRST FLOOR LANDING

Stairs from kitchen/dining room. Double glazed window to rear aspect. Airing cupboard. Access to loft space.

## BEDROOM ONE

9'10", 324'9" x 12'10" max (3.99 x 3.93 max)

irregular shape room

Double glazed window to front. Radiator. Walk in wardrobe with storage shelving, railing and lighting.

## ENSUITE

Double glazed obscure window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Shaver point. LED lighting. Extractor fan. Heated towel rail. Karndean flooring.

## BEDROOM TWO

11'2" x 10'5" (3.41 x 3.20)

Double glazed window to rear, Radiator.

## BEDROOM THREE

11'2" x 8'1" (3.41 x 2.48)

Double glazed window to front. Radiator.

## BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mains shower and screen, wash hand basin in vanity surround and close coupled wc. Shaver point. Mirror. Heated towel rail. Extractor fan. LED lighting. Karndean flooring.

## FRONT GARDEN

Shrubs and foliage. Hardstanding driveway parking to side. EV charge point. Gated access.

## REAR GARDEN

Laid to lawn with rear width patio area and beds and borders. Outside tap. Timber shed. Gated access to front.

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



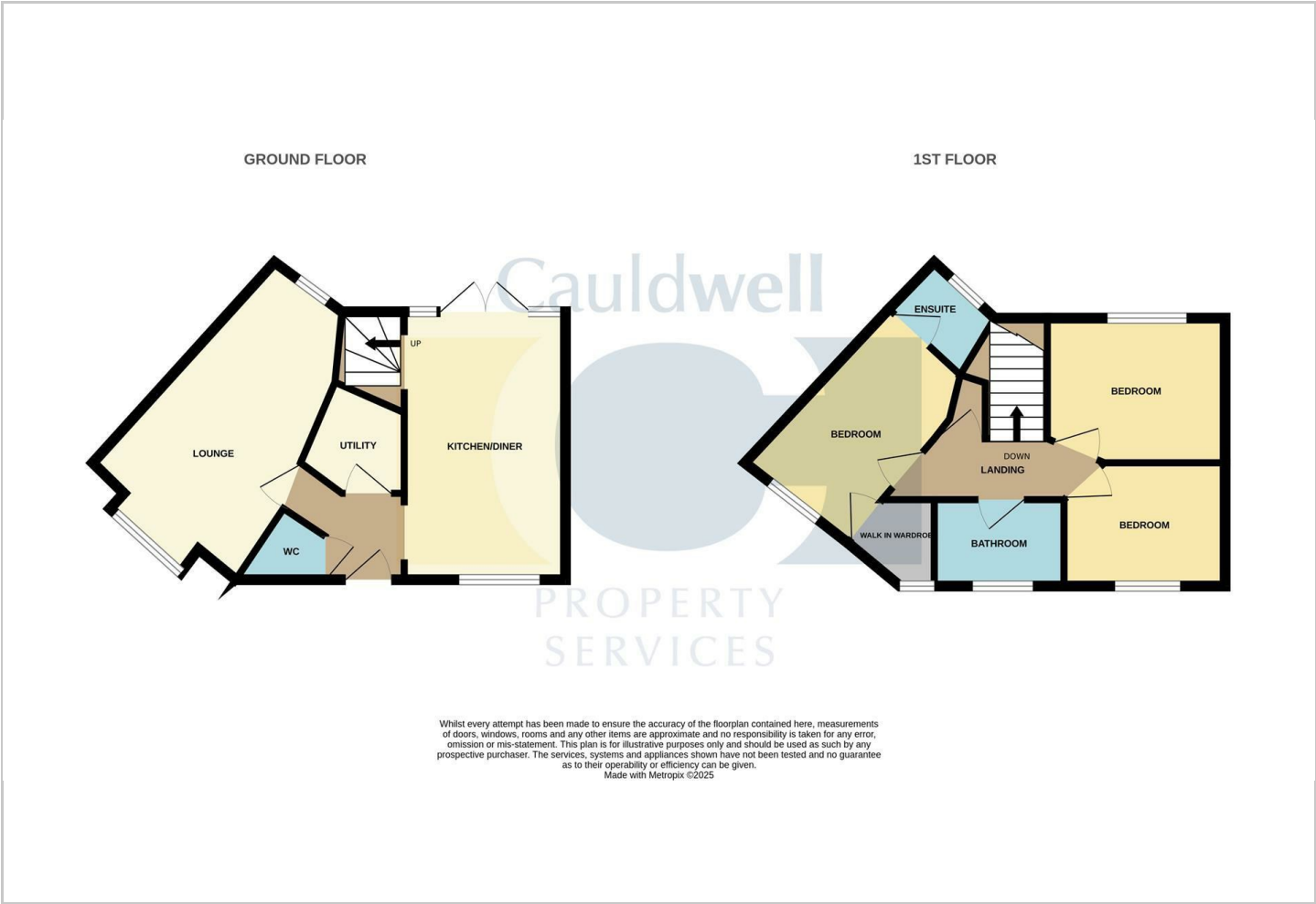
Hybrid Map



Terrain Map



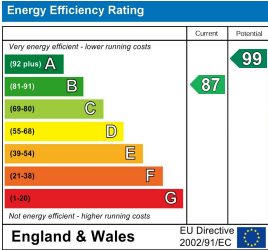
Floor Plan



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



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.