Cauldwell

PROPERTY SERVICES



38 Maritime Way

Brooklands, Milton Keynes, MK10 7FS

Offers Over £588,000

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ENTRANCE HALL
Front entrance door. Stairs to first floor. Tiled flooring. Storage cupboard. Door to kitchen/breakfast room. Door to cloakroom and study. Skimmed ceiling. Radiator.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Tiled flooring. Skimmed ceiling. Extractor. Radiator.

STUDY
7'5" x 6'11" (2.27 x 2.13)
Double glazed window to front. Radiator. Skimmed ceiling.

LIVING ROOM
11'8" x 12'1" (3.56 x 3.69)
Double glazed bay window to front. Two radiators Door to dining room

DINING ROOM
10'8" x 8'7" (3.26 x 2.64)
Double glazed French doors to rear garden. Skimmed ceiling. Radiator. Opening to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
16'5" x 10'2" (5.02 x 3.11)
Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer with mixer tap. Built in oven, four ring hob and extractor hood. Built in dishwasher and fridge freezer. Tiled flooring. Under unit lighting. Double glazed window and double glazed French doors to rear garden. Two radiators. Skimmed ceiling. Tiled flooring. Opening to

UTILITY ROOM
Fitted with wall and base units with roll top worksurfaces. Concealed boiler. Plumbing for washing machine. Skimmed ceiling. Tiled flooring. Radiator. Double glazed door to side.

FIRST FLOOR LANDING
Doors to all upstairs rooms. Access to loft. Double door airing cupboard housing water tank. Skimmed ceiling.

BEDROOM ONE
12'7" x 11'9" (3.84 x 3.60)
Three door wardrobe with sliding doors. Double glazed window to front and side. Radiator. Skimmed ceiling. Door to ensuite.

ENSUITE
Three piece suite comprising double tiled shower cubicle with wall mounted shower. low level wc and wash hand basin. Splash back tiing. Radiator. Skimmed ceiling. Extractor.

BEDROOM TWO
11'6" x 10'7" (3.52 x 3.25)
Three door wardrobe with mirror fronted sliding doors. Skimmed ceiling. Radiator. Double glazed window to front.

BEDROOM THREE
10'4" x 8'9" (3.15 x 2.68)
Three door wardrobe with sliding mirror doors. Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM FOUR
9'9" x 10'4" (2.98 x 3.15)
Three door wardrobe with sliding mirror doors. Double glazed window to rear. Radiator. Skimmed ceiling.

BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Splash back tiing. Radiator. Frosted double glazed window to rear. Extractor. Skimmed ceiling.

REAR GARDEN
An enclosed and secluded rear garden, laid mainly to lawn with patio area. Wood fence surround. Gated side access. Outside lighting. Service door to garage. Outside tap.

FRONT GARDEN
Laid to pebble with flower and shrub borders. Storm porch. Path to front door.

SINGLE GARAGE

Up and over door. Power and lgiht. EV charge point. Block paved driveway with parking for several 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.

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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.

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.

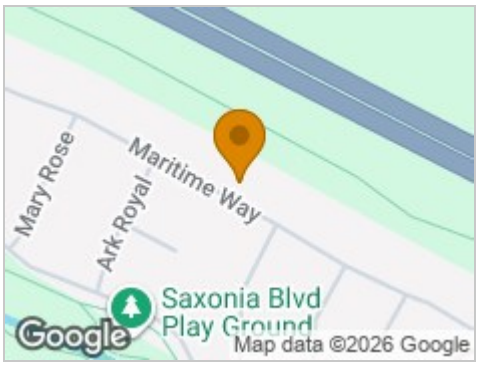








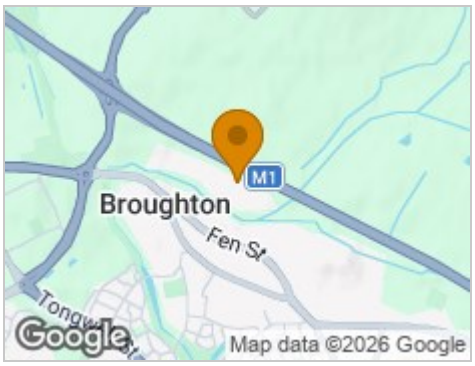
Road Map



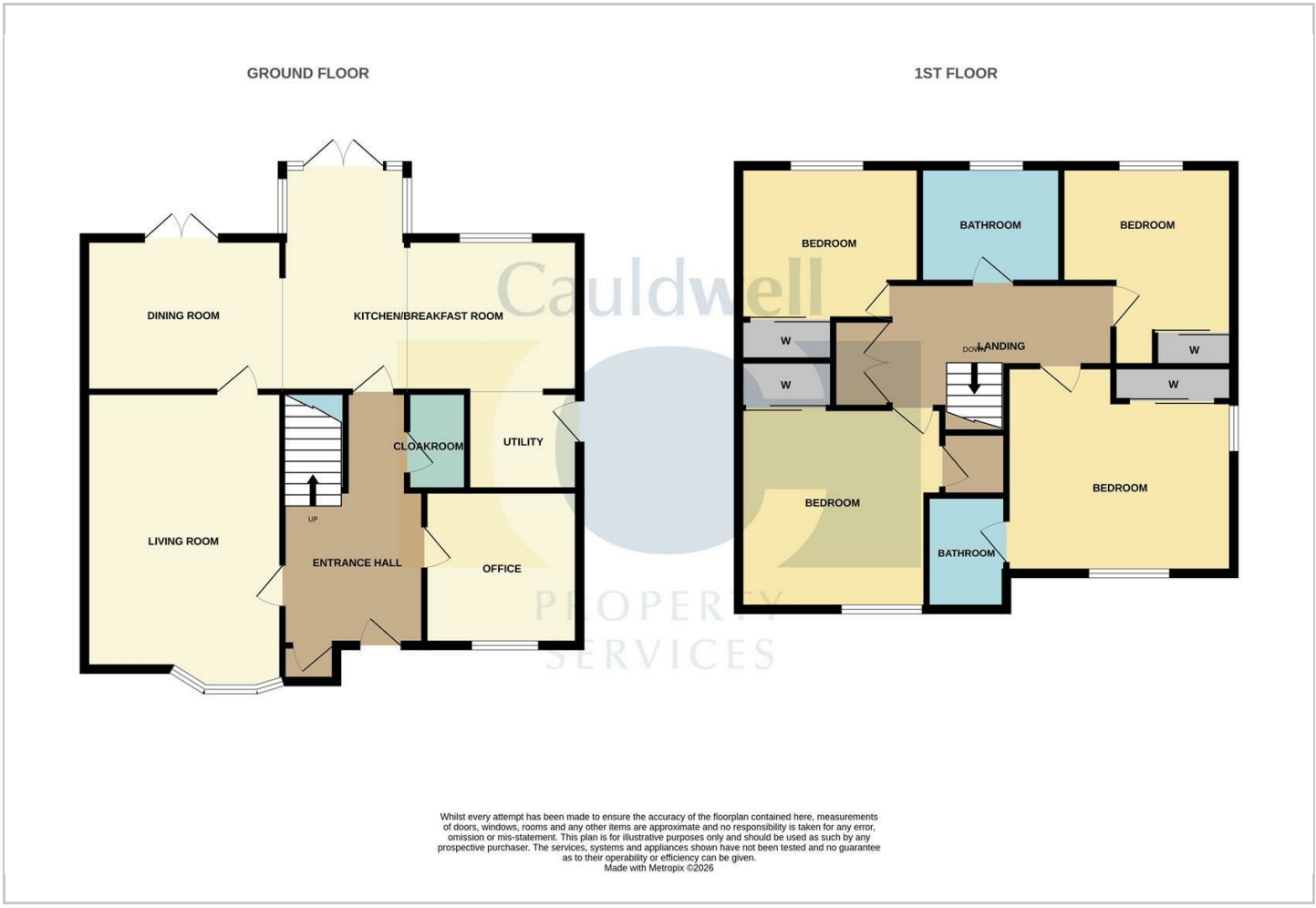
Hybrid Map



Terrain Map



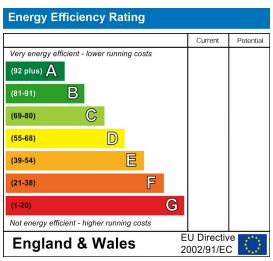
Floor Plan



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



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.

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