



Cauldwell

PROPERTY SERVICES



47 Laxfield Drive

Broughton, Milton Keynes, MK10 9NQ

£375,000



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ENTRANCE HALL

Wooden door with stained glass window to front. Tiled flooring. Double glazed window to side. Radiator. Stairs to first floor landing.

CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin. Radiator. Tiled flooring.

OPEN PLAN LIVING/DINING/KITCHEN

27'4" x 14'10" (8.34 x 4.54)

Double glazed windows to front and rear. Double glazed patio doors to rear. Two radiators. Internet point. Understairs storage cupboard. Integral door to garage.

KITCHEN AREA

Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer. Range style oven., five ring hob and extractor hood. Radiator. Integral dishwasher. Plumbing for washing machine. Fitted microwave. Space for fridge freezer.

FIRST FLOOR LANDING

Stairs from entrance hall. Radiator. Airing cupboard housing central heating boiler. Access to loft space.

BEDROOM ONE

11'7" x 13'3" (3.55 x 4.06)

to wardrobes

Double glazed window to front. Radiator. Built in wardrobes.

ENSUITE

Double glazed obscure window to front. Three piece suite comprising double shower cubicle with mains

shower, wash hand basin and close coupled wc. Radiator. Extractor fan. Tiled flooring.

BEDROOM TWO

16'0" x 8'3" (4.90 x 2.52)

Double glazed windows to front and rear. Radiator. Access to loft space.

BEDROOM THREE

11'8" x 8'2" (3.56 x 2.50)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with shower over, wash hand basin and close coupled wc. Shaver point. Radiator. Extractor fan. Tiled flooring.

FRONT GARDEN

Small paved and planted garden. Driveway to side for two cars.

GARAGE

Up and over door to front. Power and light. Integral door to kitchen.

REAR GARDEN

Mainly laid to lawn with mature hedge. Outside power and tap. Door to garage.

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

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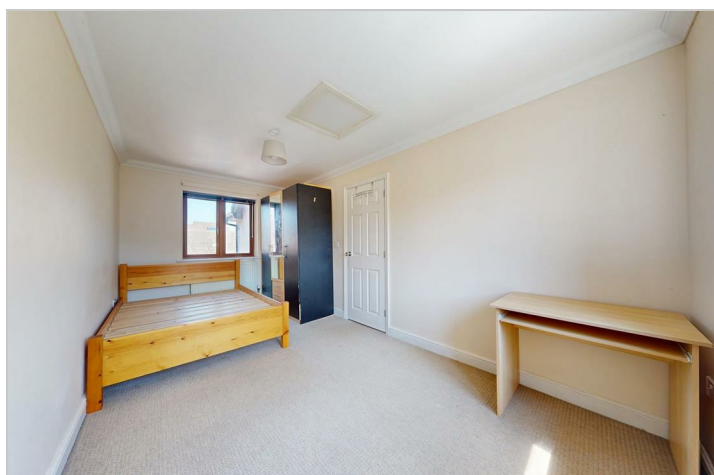
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250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



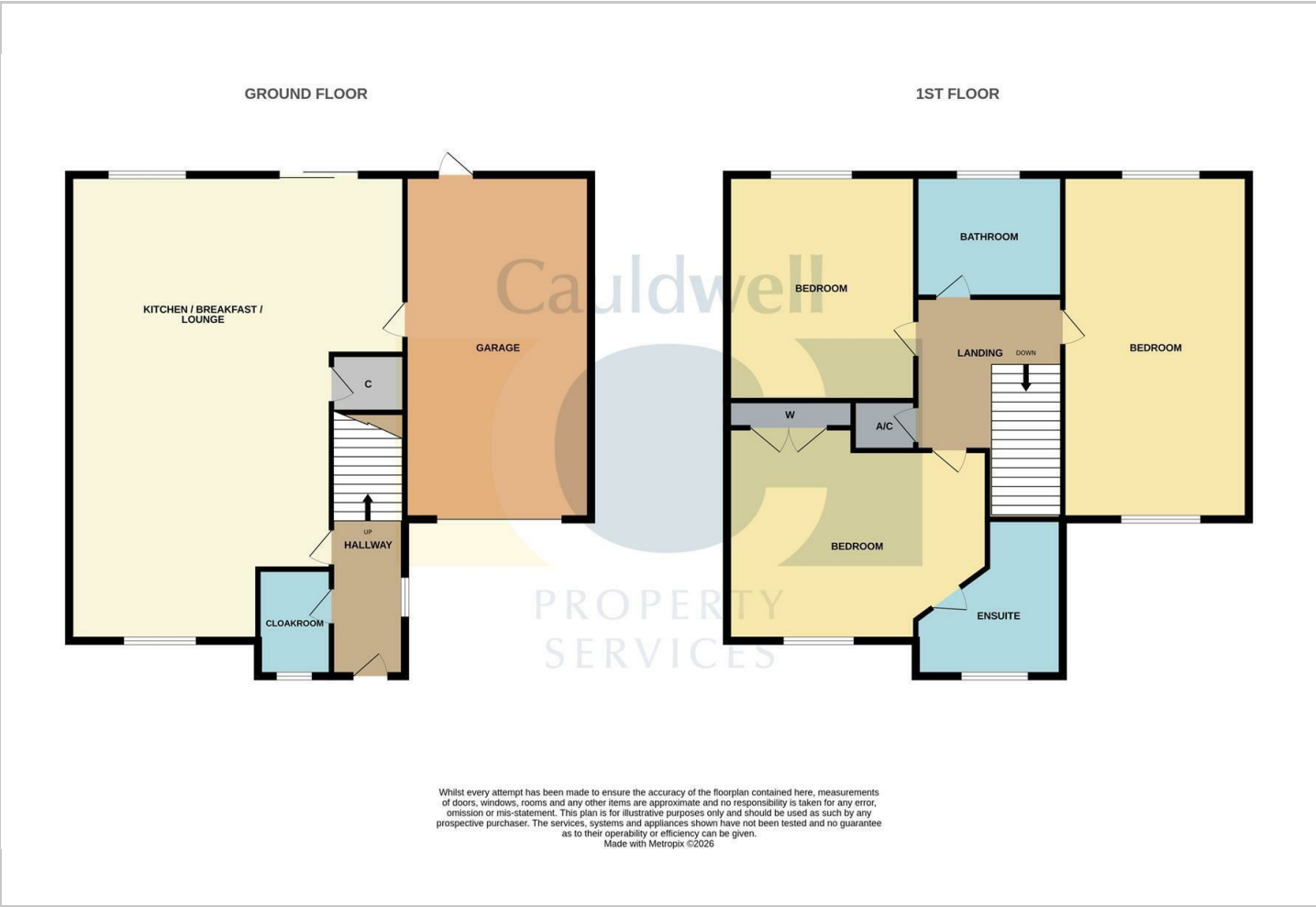
Hybrid Map



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



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