Cauldwell

PROPERTY SERVICES



4 Chalwell Ridge

Shenley Brook End, Milton Keynes, MK5 7HN

£409,995

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ENTRANCE HALL
Entrance door. Stairs to first floor. Door to living room and cloakroom. Radiator.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Frosted double glazed window to front.

LIVING ROOM
14'0" x 11'6" (4.27 x 3.53)
Double glazed window to front. Radiator. Door to dining room.

DINING ROOM
7'6" x 9'0" (2.29 x 2.76)
Sliding double glazed door to rear. Double panelled radiator. Arch to kitchen. Understairs storage cupboard.

KITCHEN
9'1" x 7'8" (2.79 x 2.36)
Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Built in oven, four ring gas hob and extractor hood. Splash back tiling. Wall mounted boiler. Plumbing for washing machine. Space for fridge freezer.

FIRST FLOOR LANDING
Doors to upstairs rooms. Access to loft. Airing cupboard housing water tank.

BEDROOM ONE
10'10" x 11'6" (3.31 x 3.53)
Double glazed window to front. Radiator. Double door built in cupboard. Door to ensuite

ENSUITE
Three piece suite comprising shower cubicle with wall mounted shower, low level wc and wash hand basin. Radiator. Extractor fan.

BEDROOM TWO
7'6" x 13'5" (2.31 x 4.11)
Restricted head height
Double glazed windows to front and rear. Access to loft. Radiator.

BEDROOM THREE
9'10" x 8'10" (3.0 x 2.70)
Double glazed window to rear. Radiator. Double door built in cupboard.

BATHROOM
Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Splash back tiling. Radiator. Frosted double glazed window. Extractor.

REAR GARDEN
Laid mainly to lawn with wooden fence surround. Gated side access. Service door to garage. Outside light and tap.

FRONT GARDEN
Laid to lawn. Hardstanding driveway leading to garage.

SINGLE GARAGE
Up and over door.

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.

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.









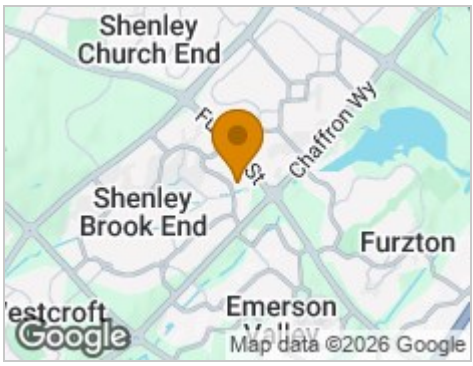
Road Map



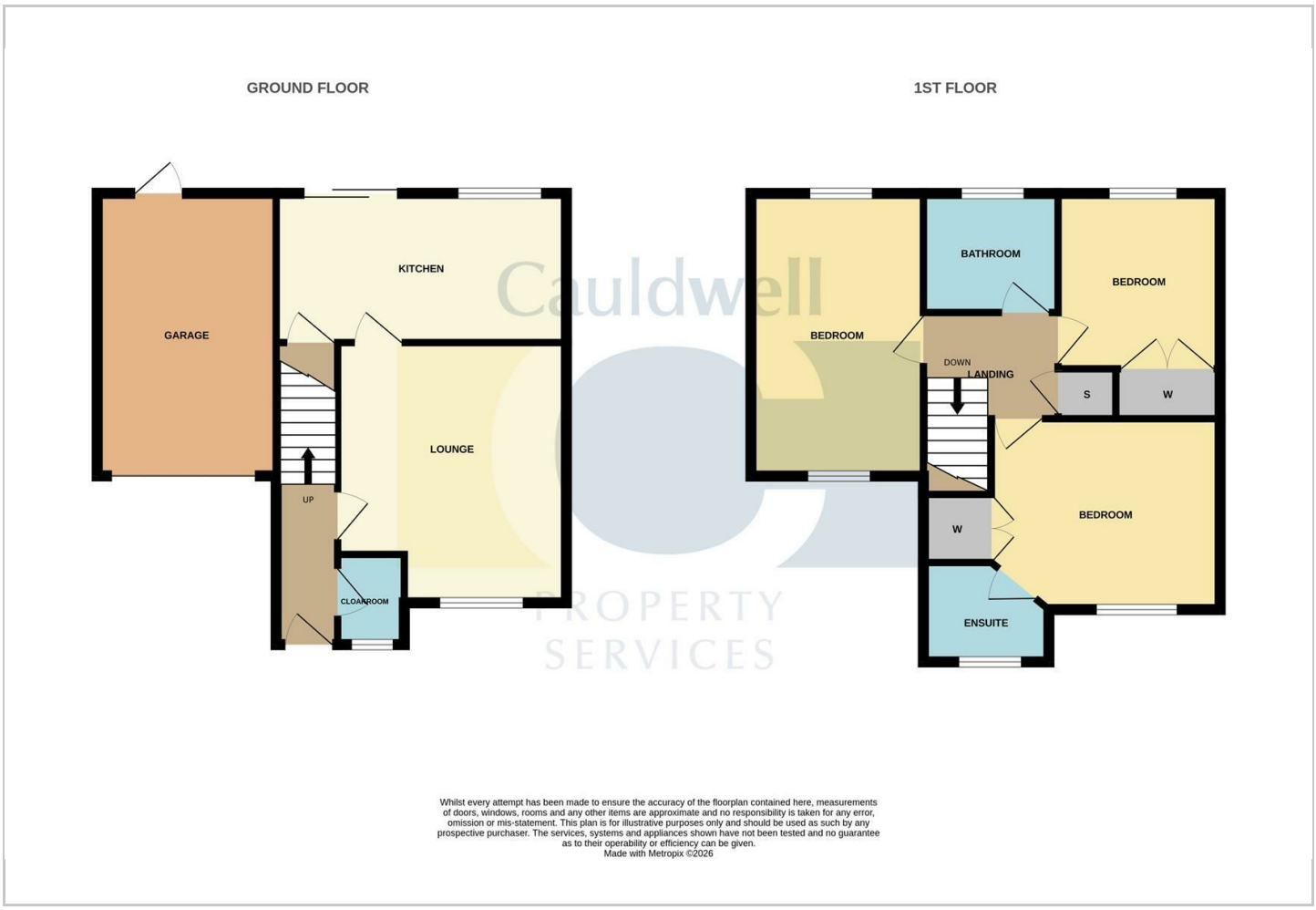
Hybrid Map



Terrain Map



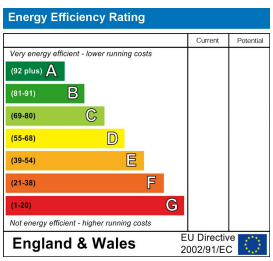
Floor Plan



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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