



# Cauldwell

PROPERTY SERVICES



## 57 Western Drive

Hanslope, Milton Keynes, MK19 7LB

Offers Over £400,000



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## ENTRANCE HALL

Double glazed composite door to front, double glazed window to side, stairs to first floor landing with under stairs storage cupboard, radiator.

## CLOAKROOM

Double glazed window to side, a re-fitted suite comprising low level wc with recessed cistern, hand wash basin with mixer tap set into vanity unit, radiator.

## LIVING ROOM

13'9" x 10'11" (4.20 x 3.35)

Double glazed bow window to front, fitted TV, radiator, atomising colour changing water vapour fireplace, French doors to;

## KITCHEN DINING ROOM

18'1" x 10'4" (5.52 x 3.17)

Double glazed window and double glazed French doors to rear, a re-fitted suite comprising fitted wall and base units, black marble effect quartz island with base units with stainless steel sink with engraved drainer featuring mixer tap with boiling water feature, electric hob, two electric ovens, fitted microwave, fitted coffee machine, integral dishwasher, integral washing machine, integral fridge freezer, breakfast bar seating area, fitted TV, radiator.

## LANDING

Stairs from entrance hall, double glazed window to side, access to part boarded loft space, cupboard housing replacement combination boiler.

## BEDROOM 1

12'5" x 10'11" (3.81 x 3.34)

Double glazed window to front, radiator.

## BEDROOM 2

11'10" x 10'11" (3.63 x 3.33)

Double glazed window to rear, radiator.

## BEDROOM 3

8'11" x 7'0" (2.73 x 2.14)

Double glazed window to front, radiator, storage cupboard.

## BATHROOM

Double glazed window to rear, a re-fitted suite comprising bath with mixer tap, mains shower, fitted glass shower screen, hand wash basin with mixer tap set in vanity unit, close coupled wc with recessed cistern, heated towel rail, fully tiled walls and floor.

## OUTSIDE

Front Garden: laid to lawn

Driveway: Block paved driveway leading along the side of the house via double gates.

Rear Garden: Rear width block paved patio, mainly laid to lawn, timber storage shed, outside tap, bin storage shed.

## 1. Measurements

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.

### 3. Mortgage

**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.

### 4. Solicitors

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

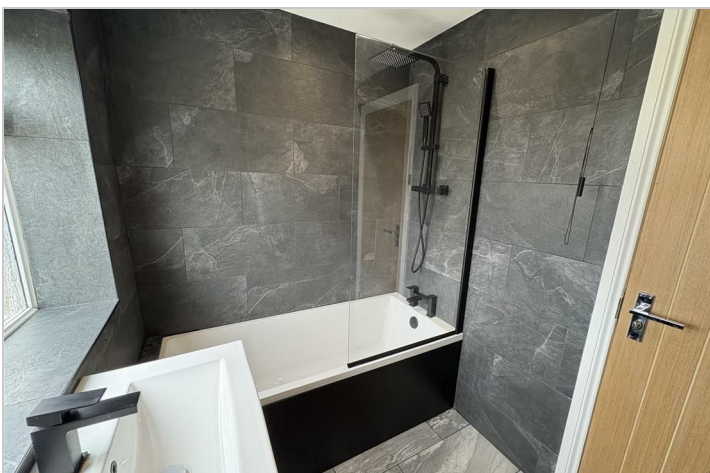
receive a referral fee in the region of £80 to £250 for recommending you to them

### 5. Anti Money Laundering Verification checks

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.

### 6. Photography

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



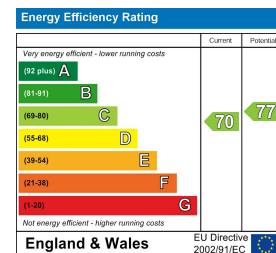
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.