



# Cauldwell

PROPERTY SERVICES



## 70 Booker Avenue

Bradwell Common, Milton Keynes, MK13 8EF

£499,995



# 70 Booker Avenue

Bradwell Common, Milton Keynes, MK13 8EF

£499,995



## ENTRANCE HALL

Double glazed composite door and window to front. Stairs to first floor with understairs storage space. Radiator. Electric heater.

## LIVING ROOM

16'6" x 10'10" (5.03 x 3.32)

Double glazed box bay window to front. Double glazed French doors to side. Gas fireplace. Television point. Internet point. Two radiators. Concertina doors to dining room.

## CONSERVATORY

11'7" x 8'9" max (3.55 x 2.68 max)

Brick base and double glazed windows to front and side. Double glazed French doors to rear. Electric heater.

## KITCHEN

10'4" x 9'8" (3.15 x 2.96)

Double glazed window to side and double glazed door to rear. Fitted range of wall and base units with worksurfaces. Base units with wooden worksurface. One and half bowl sink drainer and mixer tap. Electric oven and hob. Wall mounted combination boiler.

## UTILITY ROOM/CONSERVATORY

10'7" x 11'6" (3.23 x 3.53)

Brick and UPVC double glazed windows to rear and sides. Double glazed French doors to side. Plumbing for washing machine. Fitted base units and worksurfaces. Tiled flooring.

## DINING ROOM

10'4" x 8'11" (3.16 x 2.74)

Double glazed window to side aspect. Radiator. Doors to kitchen and concertina doors to living room.

## CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Heated towel rail. Extractor fan.

## BEDROOM FIVE/STUDY

12'6" x 7'3" (3.83 x 2.21)

Double glazed windows to rear and side. Double glazed door to rear. Electric heater. Door to ensuite.

## ENSUITE

7'4" x 7'3" (2.24 x 2.21)

Double glazed sky light window to rear aspect. Main shower. Wash hand basin in vanity surround. Close coupled wc. Wall mounted cabinet. Extractor fan. Tiled walls. (Free standing bath not included)

## FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to side on half landing. Access to part boarded loft space. Storage cupboard.

## BEDROOM ONE

12'2" x 9'10" (3.72 x 3.01)

Double glazed window to side aspect. Radiator. Fitted wardrobes. Door to ensuite

## ENSUITE

Double glazed obscure window to rear. Three piece suite comprising shower cubicle with electric shower, wash hand basin in vanity surround and close coupled wc. Wall mounted cabinet. Shaver point.

## BEDROOM TWO

11'2" x 9'10" (3.41 x 3.00)

Double glazed window to side. Radiator.

## BEDROOM THREE

10'6" x 6'11" (3.21 x 2.11)

Double glazed window to side. Radiator.

## BEDROOM FOUR

8'2" x 6'5" (2.51 x 1.96)

Double glazed window to front. Radiator.



## BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with electric shower with folding glass screen, wash hand basin and close coupled wc. Wall mounted medicine cabinet. Heated towel rail.

## FRONT GARDEN

Slate stone area with dwarf retaining wall. Gated access to garden. Block paved driveway parking leading to garage.

## GARAGE

Partly converted

Double doors. Power and light. Used for storage.

## REAR GARDEN

Corner plot offering two lawn areas with three separate patio areas, Mature trees, plants and hedge borders. Fitted pergola and outside lighting. Timber storage shed. Shingle stone area. Outside power. Gated access to front. Outside tap.

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.



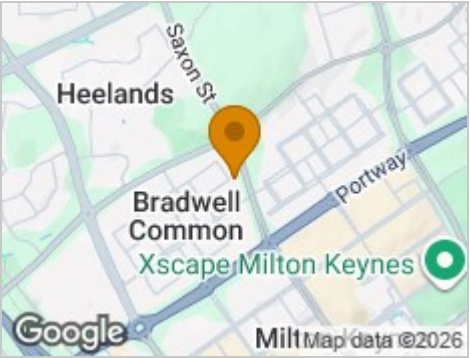
Road Map



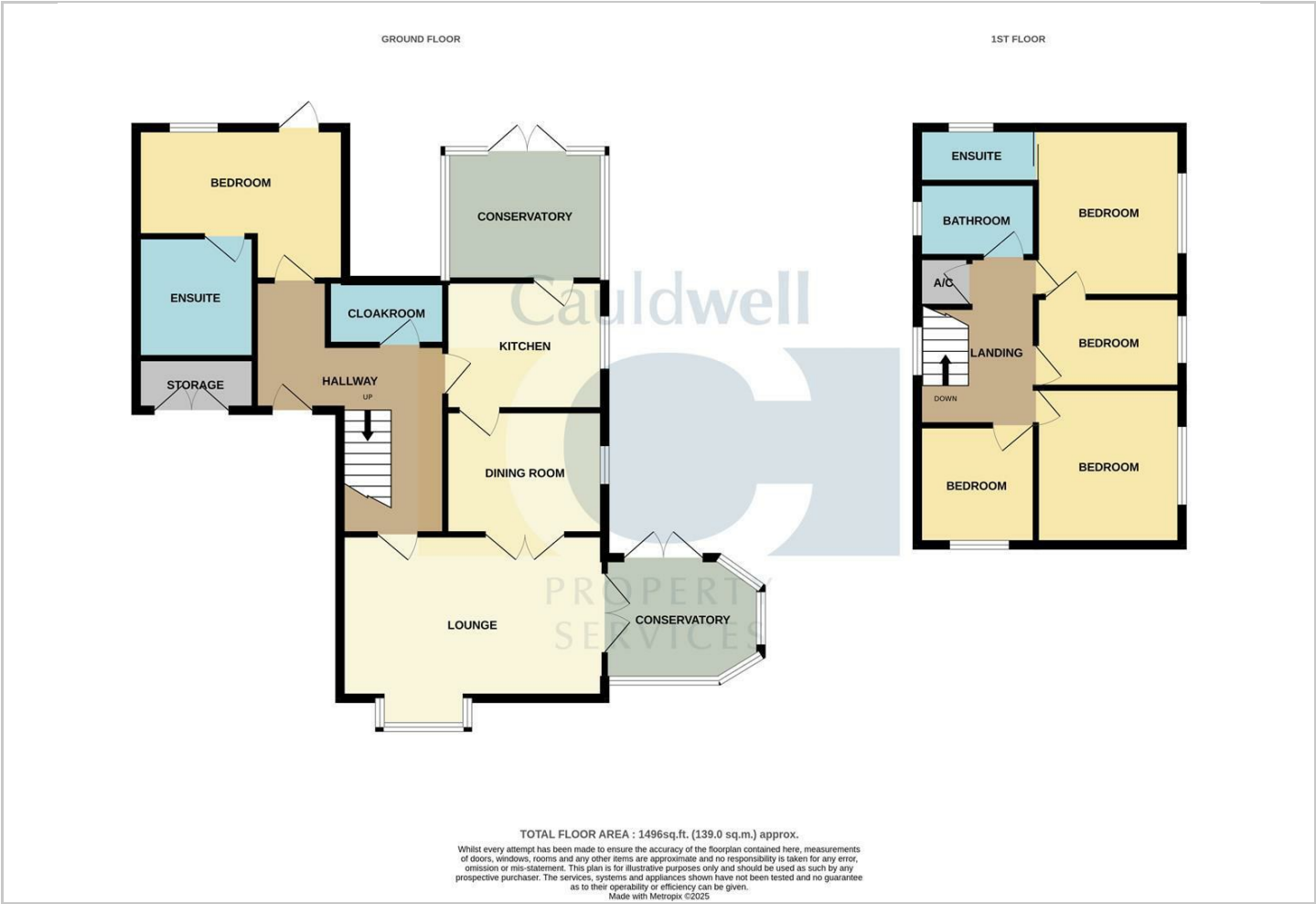
Hybrid Map



Terrain Map



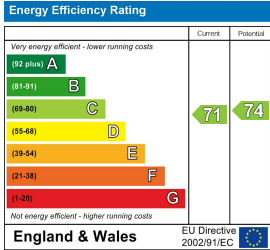
Floor Plan



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.