



Cauldwell

PROPERTY SERVICES



31 Favell Drive, Milton Keynes, MK4 1AL

£379,995

Cauldwell Property Services are delighted to offer for sale this well-proportioned three detached bedroom home, situated in the popular and established area of Furzton, Milton Keynes.

This spacious property features a comfortable dual aspect lounge/dining area, fitted kitchen with integrated appliances including a dishwasher, fridge freezer, and microwave. The first floor offers three well-proportioned bedrooms, providing flexible accommodation ideal for families or professionals and a family bathroom with a corner bath.

Externally, the home benefits from a garage, double width block driveway, and front and rear gardens, offering both a degree of privacy and outdoor space.

Located within close proximity to Furzton Lake, local shops, schools, and excellent transport links, this is a fantastic opportunity to secure a home in a desirable location.

Energy Rating: D.

ENTRANCE

Entrance through front door into entrance hall. Frosted double glazed window to the front. Door to living dining room.

LIVING DINING ROOM

Double glazed window to the front aspect. Double glazed French door to the rear. Stairs to first floor. Two radiators. Door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect and double glazed door to the rear. Kitchen fitted with a range of wall and base units. Work surfaces incorporating one and a half bowl stainless sink and drainer with mixer tap. Built in oven with four ring gas hob and extractor fan. Integrated microwave. Space for fridge freezer. Splash back tiles. Breakfast area. Radiator.

FIRST FLOOR LANDING

Doors to all rooms. Access to loft space.

BEDROOM ONE

Double glazed window to the rear aspect. Radiator.

BEDROOM TWO

Double glazed window to the front aspect. Built in wardrobe. Radiator.

BEDROOM THREE

Double glazed window to the front aspect. Radiator.

BATHROOM

Frosted double glazed window to the rear. Three piece suite. Corner bath with mixer tap and shower attachment. Low level wc, wash hand basin with mixer tap, Tiled walls.

FRONT

Block paved driveway. Garage.

GARAGE

Up and over door.

REAR GARDEN

Enclosed rear garden laid mainly to lawn. Patio area. Wooden fence panel surround. Gated side access.

All measurements are approximate. 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.

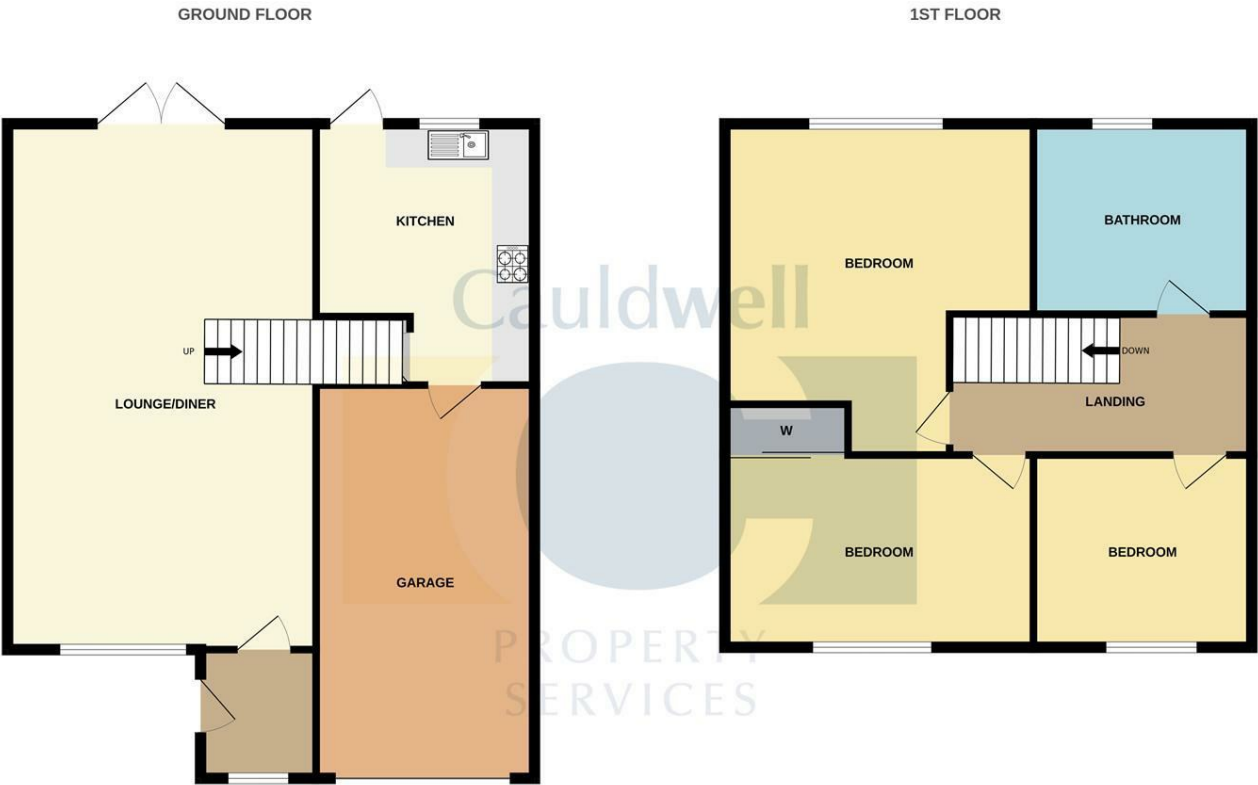
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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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

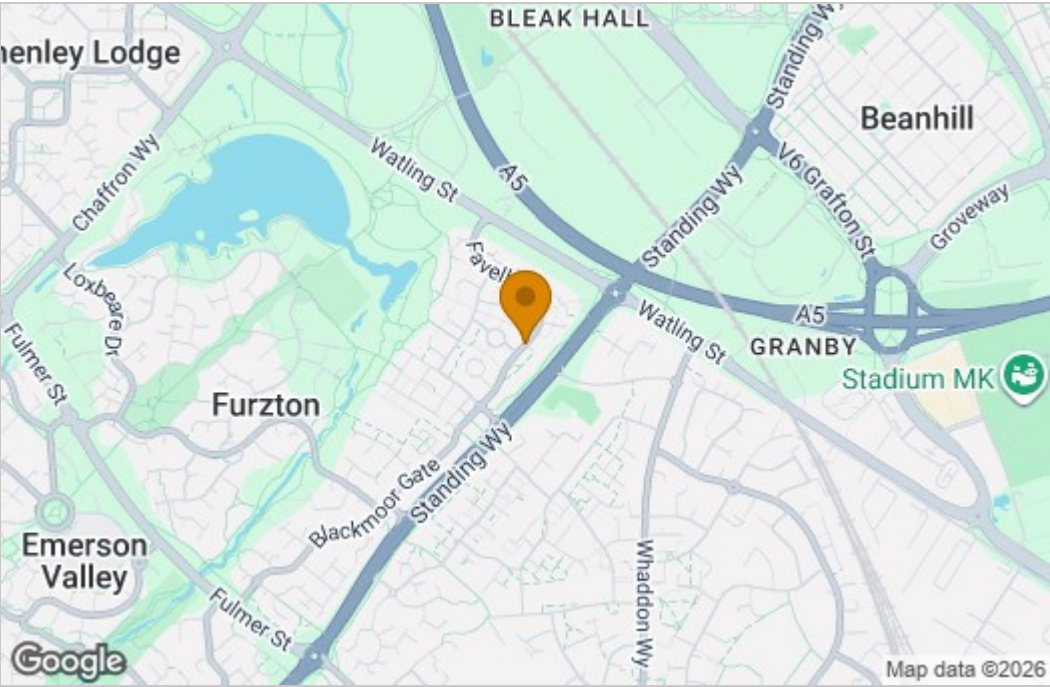
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan

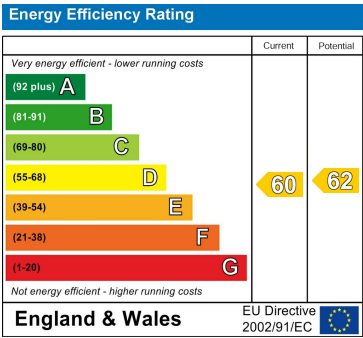


TOTAL FLOOR AREA : 797sq.ft. (74.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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.