

Cauldwell

PROPERTY SERVICES



2 Handel Mead

Old Farm Park, Milton Keynes, MK7 8QA

£765,000



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ENTRANCE HALL

15'10" x 9'3" (4.85 x 2.82)

Double glazed windows and door to front. Tiled flooring. Coat and shoe storage. Radiator LED lighting. Stairs to first floor landing with understairs storage cupboard.

CLOAKROOM

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

LIVING ROOM

20'0" x 12'3" (6.11 x 3.74)

Two double glazed windows to front. Double glazed French doors and windows to rear. Two radiators. Television and super fast fibre broadband points. Fitted storage furniture and display cabinets with central paneling to gas fireplace Led lighting. Engineered oak flooring.

FAMILY ROOM/OFFICE

12'7" x 10'5" (3.86 x 3.19)

Two double glazed windows to front. Radiator. Fitted storage cupboards. Desk furniture. LED lighting. Engineered oak flooring.

KITCHEN/BREAKFAST ROOM

22'6" x 9'0" (6.87 x 2.76)

Double glazed window to side. Double glazed French doors to rear. Wall and base units with worksurfaces and breakfast bar seating area. Rangemaster oven and extractor hood., Sink with mixer tap. LED lighting. Tiled flooring. Vertical radiator. Integral fridge. Opening to utility room.

UTILITY ROOM

7'1" x 6'11" (2.17 x 2.13)

Double glazed window to rear. Wall and base units with worksurfaces. Sink drainer and mixer. Plumbing for washing machine. Wall mounted combination boiler. Radiator. Tiled flooring. LED lighting.

CONSERVATORY/DINING ROOM

16'5" x 15'9" (5.02 x 4.81)

Brick and double glazed constuction with double glazed windows to sides and rear. Double glazed French doors to

side. Warm roof with double glazed sky lights to rear and side. LED lighting. Radiator. Two electric heaters. Base units and worksurfaces. Space for American style fridge freezer.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space. Airing cupboard.

BEDROOM ONE

20'0" x 16'0" (6.10 x 4.88)

'L' shaped room

Two double glazed windows to front. double glazed window to rear. Two radiators. Fitted wardrobes,. Chest of drawers and bedroom furniture. LED lighting. Door to ensuite.

ENSUITE

Double glazed obscure window to side Double shower cubivle with mains shower, wash hand basin and close coupled wc. Shaver point. Heated towel rail. Cabinet. LED lighting. Tiled walls and flooring.

BEDROOM TWO

12'3" x 10'5" (3.75 x 3.19)

Two double glazed windows to rear. Radiator. Fitted wardrobes and furniture. LED lighting

BEDROOM THREE

12'3" x 9'4" (3.75 x 2.87)

Two double glazed windows to front. Radiator. Fitted wardrobes and furniture. LED lighting.

BEDROOM FOUR

10'9" x 7'4" (3.29 x 2.26)

Double glazed window to front. Radiator. Fitted wardrobes.

FRONT GARDEN

Mainly laid to lawn with large hedge border wrapping around to side. Hardstanding driveway parking to garage.

DOUBLE GARAGE

Two up and over doors to front Power and lighting. Door to rear garden

REAR GARDEN

Laid to lawn with rear width patio area. Laid to lawn with flower

Tel: 01908 304480

beds, borders and trees. Timber shed. Slate stone seating area with timber outbuilding used as a bar. Timber outbuilding with power and lighting. Gated access to front. Outside tap.

Planning Permission

The current sellers have permission for the following:

Proposed erection of first floor side extension, single storey rear extension with balcony, and single storey side extension. See MK planning portal for more information, application number 4/00221/HOU

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



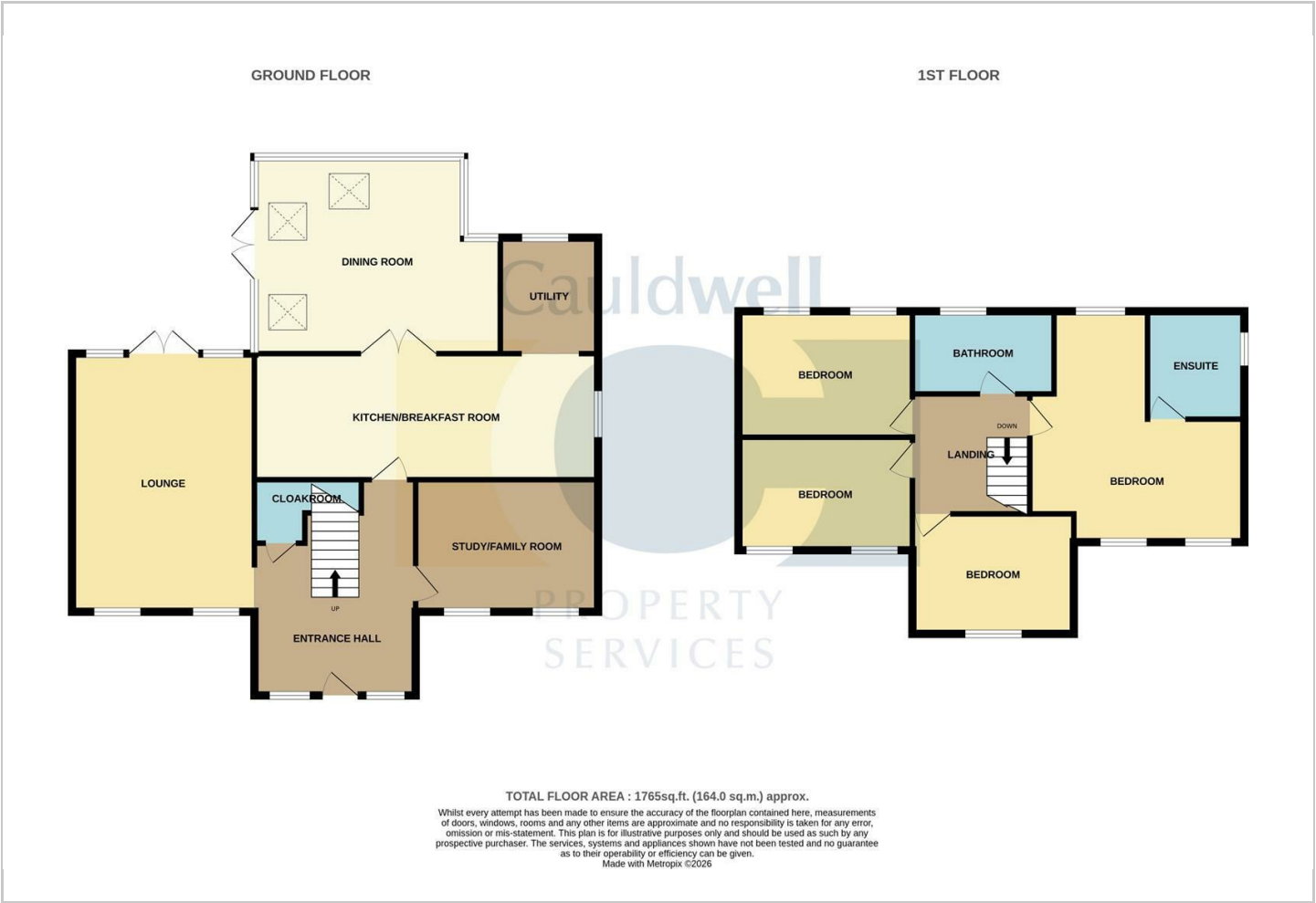
Hybrid Map



Terrain Map



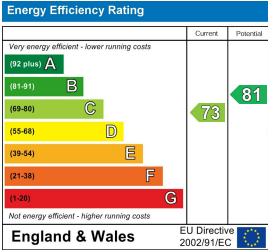
Floor Plan



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



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