Cauldwell

PROPERTY SERVICES

3 Read Loke

Eaton Leys, Milton Keynes, MK17 9GY

£550,000

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ENTRANCE HALL
Composite door with double glazed window to front. Radiator. Stairs to first floor landing. Amtico flooring.

LIVING ROOM
16'8" x 12'7" into bay (5.09 x 3.84 into bay)
Double glazed bay window to front and side. Two radiators. Television point. Understairs storage cupboard. Amtico flooring.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Amtico flooring. Storage cupboard housing fibre internet connection.

KITCHEN/DINING/FAMILY ROOM
19'1" x 15'9" max to bay (5.82 x 4.81 max to bay)
Double glazed rear bay with French doors and windows with fitted blinds. Wall and base units with fitted worksurfaces and sink drainer unit. Electric oven,. combi grill oven,. induction hob and extractor hood. Integral dishwasher and fridge freezer. Radiator. LED lighting. Amtico flooring.

UTILITY ROOM
9'4" x 5'7" (2.86 x 1.71)
Fitted wall and base units with worksurface. Plumbing for washing machine. Space for tumble dryer. Wall mounted central heating boiler. Radiator. Double glazed door to rear. Amtico flooring.

FIRST FLOOR LANDING
Stairs from entrance hall . Double glazed obscure window to side. Radiator. Access to part boarded loft space. Airing cupboard.

BEDROOM ONE
12'6" x 12'1" (3.83 x 3.70)
Double glazed windows to front and side. Fitted wardrobes. Radiator. Door to ensuite.

ENSUITE
Double glazed obscure window to front. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Shaver point. Heated towel rail. Extractor fan Wall mounted cabinet. Amtico flooring. Part tiled walls.

BEDROOM TWO
13'4" x 10'7" (4.07 x 3.24)
Double glazed window to front. Radiator.

BEDROOM THREE
11'8" x 8'7" (3.58 x 2.64)
Double glazed window to rear. Radiator.

BEDROOM FOUR
11'6" x 10'2" (3.52 x 3.10)
max into recess
Double glazed window to rear. Radiator. Feature panelled wall.

BATHROOM
Double glazed obscure window to rear. Four piece suite comprising bath with mixer tap, double shower cubicle with mains shower, wash hand basin and close coupled wc. Cabinet. Heated towel rail. Extractor fan. Part tiled walls. Amtico flooring.

FRONT GARDEN
Laid to lawn with small hedge border. Block paved driveway parking for two vehicles. EV charge point. Gated access to rear garden.

Tel: 01908 304480

GARAGE

Up and over door to front Power and light.

REAR GARDEN

Laid to lawn with rear width slate stone patio with fitted pergola. Outside power and tap. Raised flower beds with sleepers. Walled to two sides. Garden lighting.

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.

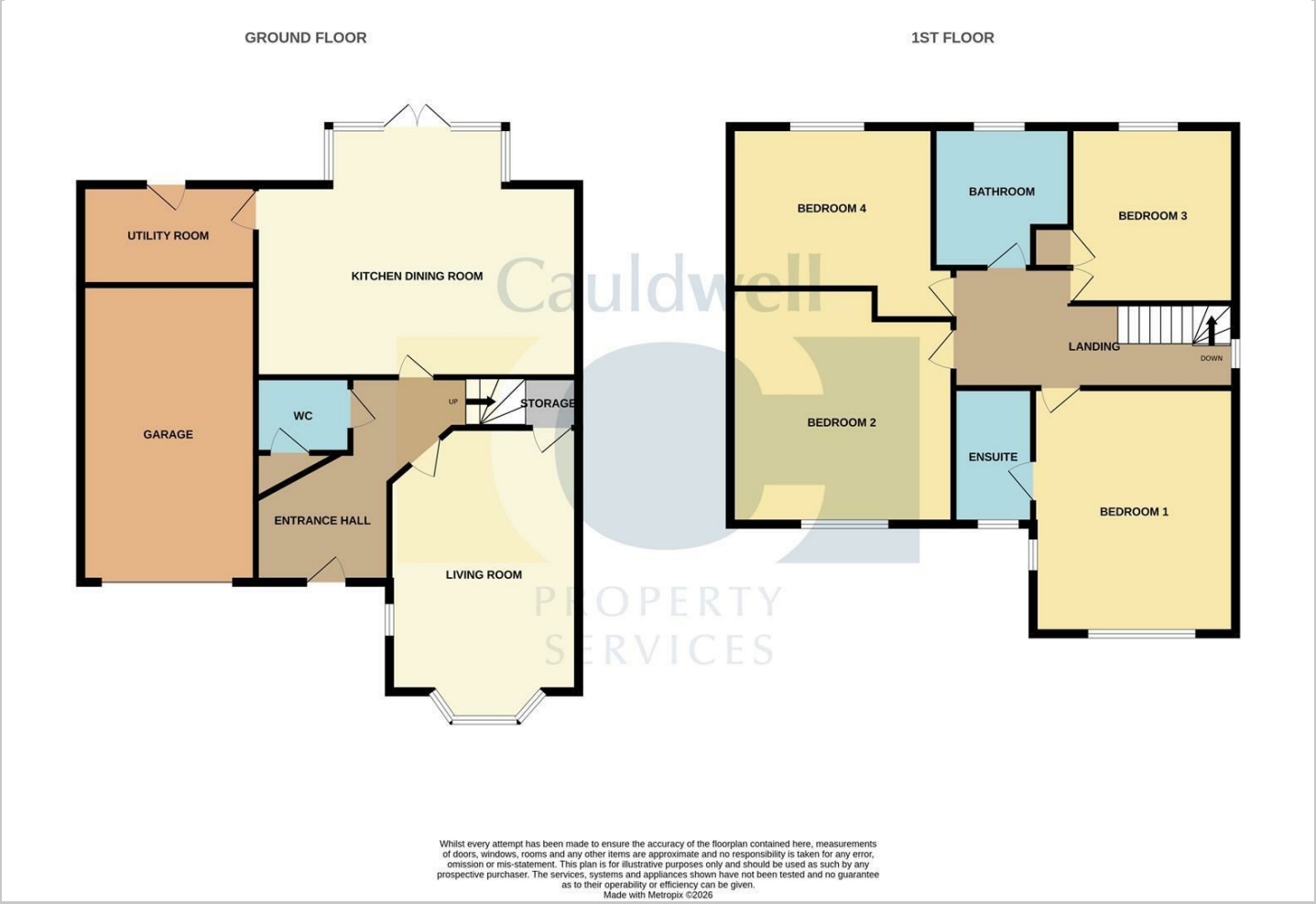
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Road Map

Hybrid Map

Terrain Map

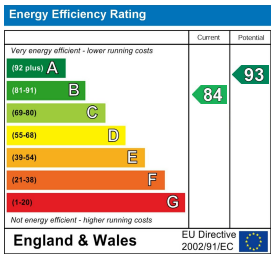
Floor Plan



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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