



Cauldwell

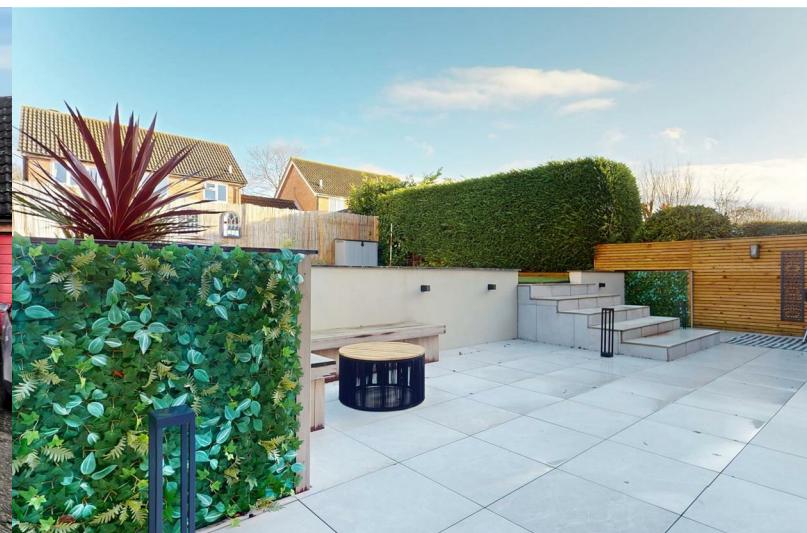
PROPERTY SERVICES



1 Ellenstow

Bradwell, Milton Keynes, MK13 9BJ

£475,000



1 Ellenstow

Bradwell, Milton Keynes, MK13 9BJ

£475,000



ENTRANCE HALL

Composite double glazed door to front. Stairs to first floor landing. Radiator. Door to living room.

LIVING ROOM

13'6" x 12'3" (4.12 x 3.74)

Double glazed window to front. Feature panelled walls. Vertical radiator. Television and internet points. Herringbone Karndean flooring. Arch to kitchen/dining room.

KITCHEN/DINING ROOM

16'10" x 9'10" (5.14 x 3.00)

Double glazed window and bifolding doors to rear. Re-fitted range of wall and base units with Quartz worksurfaces, upstands and window ledge. Under cupboard lighting. Electric oven and hob with extractor hood over. Integral fridge, freezer and dishwasher. Sink with mixer tap and engraved drainer. Understairs storage cupboard. LED lighting. Part panelled walls. Vertical radiator. Herringbone Karndean flooring. Arch to second reception/bedroom four

SECOND RECEPTION/BEDROOM FOUR

10'5" x 8'7" (3.20 x 2.64)

Double glazed sky light window to front. Double glazed door to rear. Part panelled walls. Radiator. LED lighting. Vertical radiator.

UTILITY CUPBOARD

Housing washing machine. Worksurface. Wall units. Extractor fan. LED Lighting.

GROUND FLOOR SHOWER ROOM

7'6" x 4'5" (2.29 x 1.36)

Double glazed obscure window to rear. Walk in

shower cubicle with fitted screen and mains shower with floor drain, wash hand basin in vanity surround and close coupled wc with recess cistern. Tiled flooring. Extractor fan. LED lighting. Heated towel rail. Inset shelving with Quartz worksurface. Waterproof plaster walls.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to side. Access to part boarded loft space. Airing cupboard housing combination boiler.

BEDROOM ONE

12'4" x 9'10" max (3.78 x 3.00 max)

Double glazed window to front. Radiator. Part panelled walls.

BEDROOM TWO

9'11" x 9'10" (3.03 x 3.02)

Double glazed window to rear. Radiator.

BEDROOM THREE

7'2" x 6'2" (2.19 x 1.9)

Double glazed window to front. Radiator. Fitted wardrobes and shelving. Used as dressing room.

BATHROOM

Double glazed obscure window to rear. Re-fitted suite comprising bath with mixer tap and mains shower with screen, wash hand basin in vanity surround and close coupled wc. Wall mounted cabinet. Heated towel rail. LED lighting. Extractor fan.

FRONT GARDEN

Shingle stone driveway parking. Sleeper borders to side.

GARAGE

Double doors to front.

REAR GARDEN

Laid to lawn with rear width porcelain patio area with lighting, seating and steps up to lawn. Gated access to front. Outside tap.

All measurements are approximate.

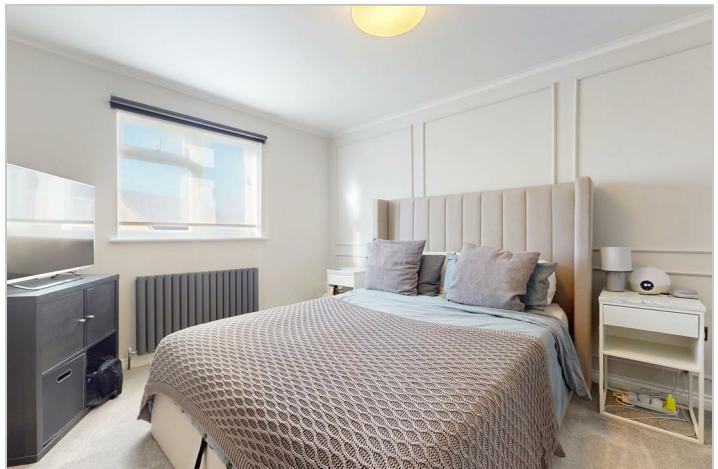
The area measurements are taken from the government EPC register.

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.



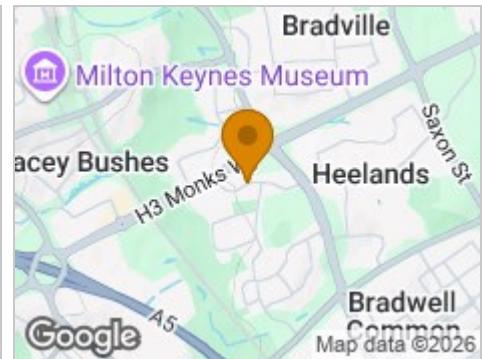
Road Map



Hybrid Map



Terrain Map



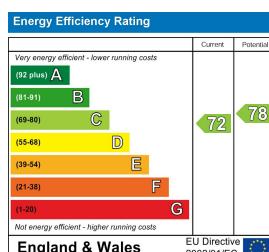
Floor Plan



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.