



Cauldwell

PROPERTY SERVICES



10 Hillbeck Grove

Middleton, Milton Keynes, MK10 9JJ

£425,000



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ENTRANCE HALL

Composite double glazed door to front. Radiator. Stairs to first floor landing. Engineered oak flooring.

KITCHEN/DINING ROOM

17'0" x 9'10" max (5.20 x 3.00 max)

Double glazed windows to front and rear. Fitted wall and base units with worksurfaces. One and half bowl sink drainer and mixer tap with water softener. Electric oven, grill, four ring hob and extractor hood. Integral dishwasher. Under cupboard lighting. Radiator. Tiled flooring. Arch to utility room.

UTILITY ROOM

5'9" x 5'7" (1.77 x 1.72)

Base unit with worksurfaces. Double glazed door to rear. Space for fridge freezer. Plumbing for washing machine. Wall mounted central heating boiler.

LIVING ROOM

16'11" x 10'3" (5.18 x 3.13)

Double glazed window to front. Double glazed patio doors to rear. Radiator. Television and internet point. Engineered oak flooring.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan. Engineered oak flooring.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to rear. Radiator. Stairs to second floor landing. Airing cupboard. Engineered oak flooring.

BEDROOM ONE

10'5" x 10'0" (3.19 x 3.06)

Double glazed window to front. Radiator. Television point. Built in double wardrobe. Door to ensuite. Engineered oak flooring.

ENSUITE

Double glazed obscure window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Shaver point. Extractor fan. Heated towel rail. Tiled walls and flooring.

BEDROOM TWO

10'0" x 10'6" (3.06 x 3.22)

Double glazed window to front. Radiator. Engineered oak flooring. Walk in wardrobe. Double glazed window to front.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with mains shower and screen, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. Tiled walls.

SECOND FLOOR LANDING

Stairs from first floor landing. Double glazed sky light window to rear. Engineered oak flooring.

BEDROOM THREE

11'4" x 10'7" (3.46 x 3.23)

Double glazed window to front. Radiator. Access to loft space. Some restricted head height. Engineered oak flooring.

BEDROOM FOUR

10'0" x 11'4" (3.05 x 3.47)

Double glazed window to front. Radiator. Engineered oak flooring.

FRONT GARDEN

Small hedging flower beds. Gated access to rear garden.

Tel: 01908 304480

REAR GARDEN

Laid to lawn with rear width patio area with mature hedging to both sides. Timber shed and composite shed. Gated access to front. Outside tap. Door to garage.

GARAGE

Up and over door to front. Door to garden. Power and light. Driveway parking to front of garage with EV charge point.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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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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