



# Cauldwell

PROPERTY SERVICES



## 128 Westbury Lane

, Newport Pagnell, MK16 8PN

£435,000



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## ENTRANCE PORCH

Double glazed door and window to front and side. Glass panelled door to living room.

## LIVING ROOM

15'8" x 10'4" (4.79 x 3.17)

Double glazed window to front. Radiator. Electric fireplace. Television point. Telephone point. Stairs to first floor landing. Door to second reception/bedroom five. Door to kitchen.

## RECEPTION 2/BEDROOM FIVE

16'2" x 7'4" (4.94 x 2.24)

max - restricted head height  
Double glazed window to front. Radiator.

## KITCHEN

10'11" x 7'4" (3.33 x 2.26)

Double glazed window to rear. Fitted wall and base units with worksurfaces incorporating sink drainer and mixer tap. Electric oven, five ring induction hob. Space for under counter fridge. Plumbing for dishwasher. Door to utility room. Arch to dining/family room.

## DINING/FAMILY ROOM

17'5" x 10'1" max (5.32 x 3.09 max)

Double glazed window to rear and double glazed door to side. Two radiators.

## UTILTIY ROOM

8'8" x 7'2" (2.66 x 2.20)

Double glazed window and door to rear. Fitted wall and base units with worksurfaces. Double sink with mixer. Plumbing for washing machine. Space for tumble dryer. Radiator. Space for under counter freezer. Door to shower room and bedroom four.

## SHOWER ROOM

Double glazed obscure window to side. Three piece suite comprising shower cubicle with electric shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. LED lighting.

## BEDROOM FOUR

10'4" x 8'3" (3.15 x 2.54)

Double glazed sky light window to side with fitted electric blind. Radiator. Cupboard housing boiler.

## FIRST FLOOR LANDING

Stairs from living room. Radiator to half landing. Access to boarded loft space via drop down ladder.

## BEDROOM ONE

15'1" x 7'1" (4.62 x 2.17)

Double glazed window to front. Radiator. Air conditioning unit.

## BEDROOM TWO

11'7" x 7'7" max (3.54 x 2.33 max)

'L' shaped room

Double glazed window to rear. Radiator. Airing cupboard.

## BEDROOM THREE

9'1" x 8'9" (2.79 x 2.69)

Double glazed window to front. Radiator.

## BATHROOM

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

## REAR GARDEN

Laid to artificial lawn with patio, flower beds, timber shed. raised decking area. Timber cabin with fireplace. Gated access to side. Outside tap..

## FRONT GARDEN

Shingle stone and block paved driveway parking for two / three vehicles. Storage garage with roller door to front.

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**

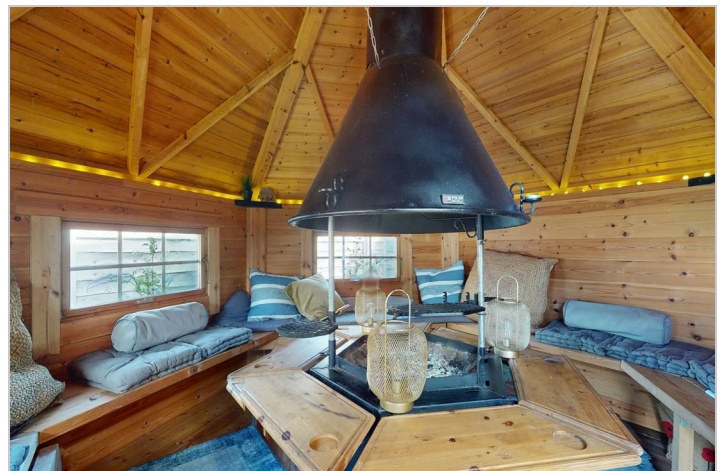
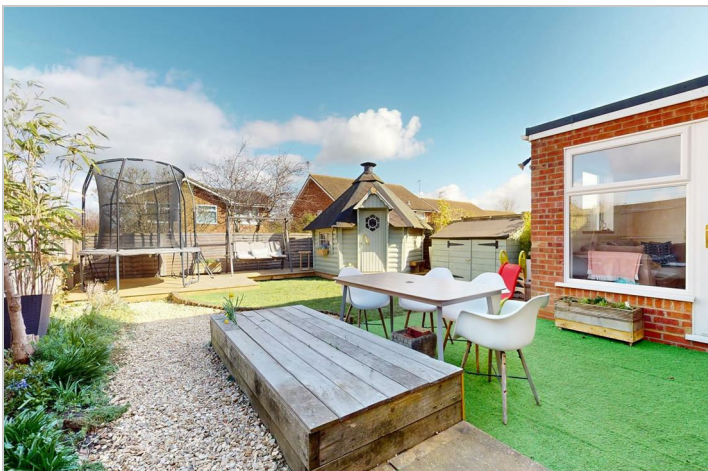
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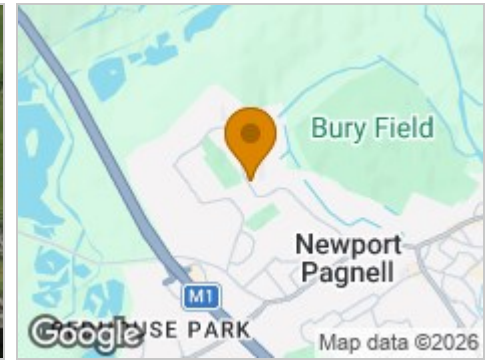
## Road Map



## Hybrid Map



## Terrain Map



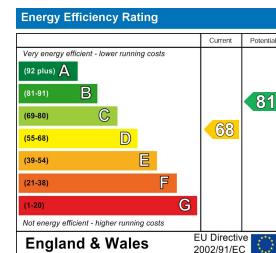
## Floor Plan



## 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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