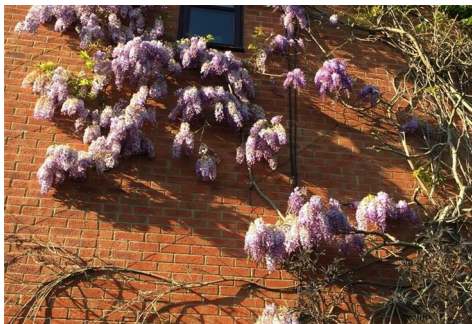




Cauldwell

PROPERTY SERVICES



9 Beddoes Croft, Milton Keynes, MK5 6FQ £539,000

CAULDWELL are delighted to offer for sale this exceptional SIX BEDROOM family home, overlooking Shenley Wood in the highly desirable area of Medbourne. The property boasts fitted floor to ceiling wardrobes in all bedrooms, attractive gardens to front and rear, stunning wisteria that covers the gable end of the house, off road parking for two cars and a garage with a boarded loft.

Accommodation briefly comprises; entrance hall, downstairs cloakroom, living room, study, kitchen/dining room and a utility room. On the first floor there are three double bedrooms, one single bedroom, en-suite to the principle bedroom and bathroom. On the second floor there are two further double bedrooms and a shower room.

Located to the west of Milton Keynes Medbourne is one of our smaller housing developments, with community pavilion and Shenley Wood in the heart of the estate. As Medbourne is close to the Milton Keynes border there are some good walks out through the woods or to the surrounding countryside. In the neighbouring development of Grange Farm there is a local shopping parade which include a convenience shop, salon, coffee shop and Indian Restaurant. Oxley Park Academy (ages 4-11) and the Secondary School The Hazeley Academy are both under 0.6 miles away on foot.

Energy rating C. Council tax band F.

ENTRANCE

Entrance through front door into entrance hall. Stairs to first floor. Door to cloakroom. living room, study, and kitchen/dining room. Under stair cupboard. Radiator.

CLOAKROOM

Frosted double glazed window. Low level wc, wash hand basin with splash back tile. Tiled flooring. Radiator.

LIVING ROOM

Double glazed bay window to the front aspect. Feature fireplace with surround. Radiator. Door to kitchen dining room.

KITCHEN DINING ROOM

Two double glazed windows to rear. Double glazed French doors to the rear. Kitchen fitted with a range of wall and base units. Work surfaces incorporating sink and drainer with mixer tap. Integrated dishwasher. Gas oven and hob with extractor over. Splash back tiles. Two Radiators. Doors to utility room.

UTILITY ROOM

Double glazed door to the rear. Base and wall units. work surface incorporated sink and drainer. Splash back tiles. plumbing for washing machine and space for tumble dryer. Radiator.

STUDY

Double glazed window. Radiator.

FIRST FLOOR LANDING

Stairs to second floor. Doors to bedrooms and family bathroom. Radiator.

BEDROOM ONE

Double glazed window. Radiator. Built in four door wardrobe. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Shower cubicle with wall mounted shower. Low level wc, wash hand basin with vanity surround, splash back tile and wall mounted cabinet. Radiator.

BEDROOM TWO

Double glazed window. Double door built in wardrobe.

BEDROOM THREE

Double glazed window. Double door built in wardrobe. Radiator.

BEDROOM SIX

Double glazed window. Double door built in wardrobe. Radiator.

FAMILY BATHROOM

Three piece suite. Panelled bath with mixer tap. Low level wc, wash hand basin with vanity unit and mixer tap. Part tiled walls. Heated chrome towel rail. Frosted double glazed window.

SECOND FLOOR LANDING

Doors to bedrooms and shower room. Radiator.

BEDROOM FOUR

Two double glazed windows. Double glazed Velux window. Vaulted ceiling. Built in wardrobe. Two radiators.

LOFT SPACE

Insulated, fully boarded with light. Fitted pull down loft ladder.

BEDROOM FIVE

Double glazed window. Double glazed Velux window. Built in wardrobe. Raditaor.

SHOWER ROOM

Velux window. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap and vanity unit. Radiator.

REAR GARDEN

Enclosed rear garden laid mainly to lawn. Patio area. Gated side access. Outside tap. Mixture of brick wall and wooden fence panel surround. Service door to the garage.

FRONT

Mature shrubs and plants. Path and steps leading to front door.

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.

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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.

Floor Plan

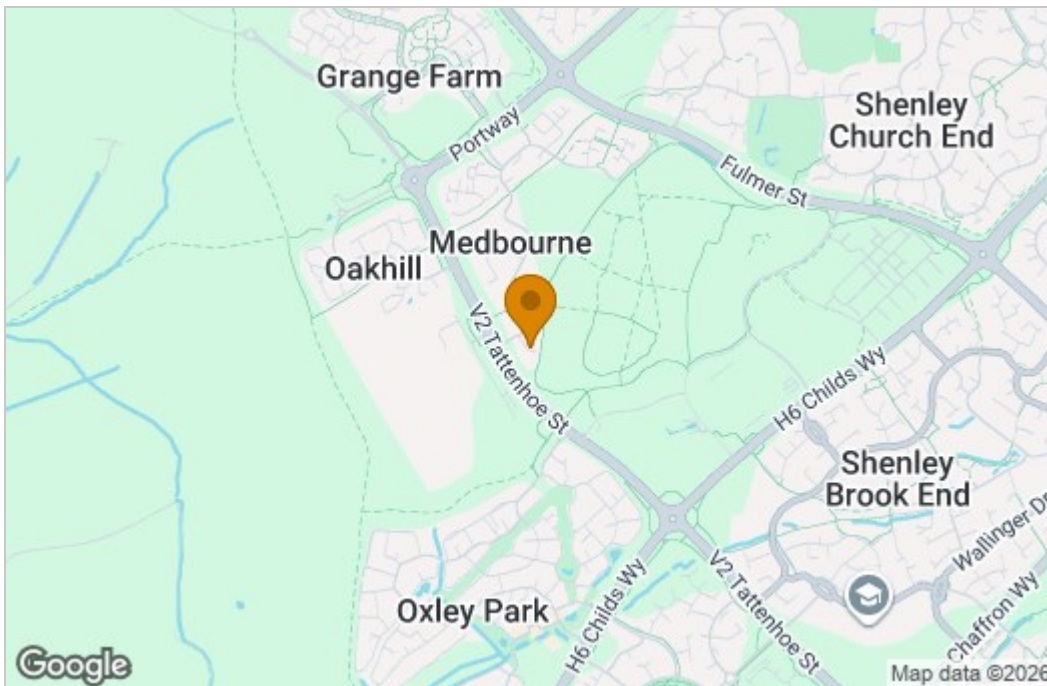


PROPERTY SERVICES

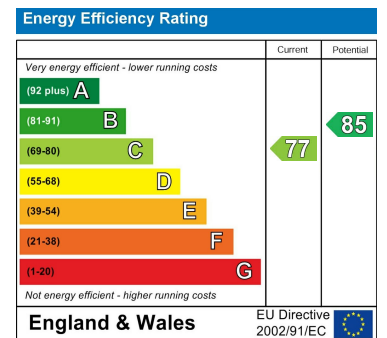
TOTAL FLOOR AREA : 1787sq.ft. (166.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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