Cauldwell

PROPERTY SERVICES



35 Winchcombe Meadows

Oakridge Park, Milton Keynes, MK14 6GA

£439,995

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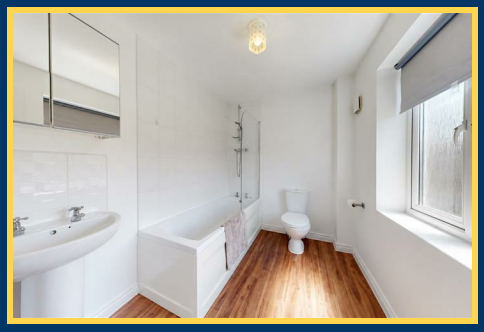




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ENTRANCE HALL
Double glazed composite door to front. Radiator. Fitted shoe storage cupboard Stairs to first floor.

CLOAKROOM
Two piece suite comprising close coupled wc and wash hand basin Radiator. Extractor fan.

KITCHEN/DINING/LIVING ROOM
19'5" x 15'11" (5.93 x 4.87)
Double glazed French doors to rear. Double glazed windows to front and rear.

KITCHEN AREA
Fitted range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Electric oven and gas hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine and dishwasher. Wall mounted central heating boiler. LED lighting. Radiator.

FIRST FLOOR LANDING
Stairs from entrance hall. Double glazed window to rear. Radiator. Storage cupboard.

LIVING ROOM
19'7" x 9'6" (5.97 x 2.92)
Double glazed windows to front and rear. Two radiators. Television and internet points.

BEDROOM FOUR
12'8" x 9'1" (3.88 x 2.79)
Double glazed windows to front and side,. Radiator.

BEDROOM FIVE/OFFICE
6'7" x 6'2" (2.02 x 1.88)
Double glazed window to front. Radiator.

BATHROOM
9'1" x 6'7" (2.77 x 2.01)
Double glazed obscure window to rear. Three piece suite comprising bath with shower and screen. wash hand basin and close coupled wc. Heated towel rail. Wall mounted cabinet. Extractor fan.

SECOND FLOOR LANDING
Double glazed window to rear, Radiator. Access to loft space. Airing cupboard.

BEDROOM ONE
13'1" x 9'10" (4.01 x 3.00)
Double glazed window to rear. Radiator. Door to dressing room.

DRESSING ROOM
9'11" x 6'2" (3.03 x 1.89)
Double glazed window to front. 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. Radiator. Extractor fan.

BEDROOM TWO
6'6",.272'3" x 9'1" (2,.83 x 2.77)
Double glazed window to rear. Radiator.

BEDROOM THREE
9'1" x 10'0" (2.77 x 3.06)
Double glazed windows to front and side. Radiator.

FRONT GARDEN
Laid to slate stone.

CARPORT AND DRIVEWAY PARKING
Leading to garage

GARAGE
Up and over door to front,

REAR GARDEN
Mainly laid to lawn with decking and patio area. Gated access to side and driveway.

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



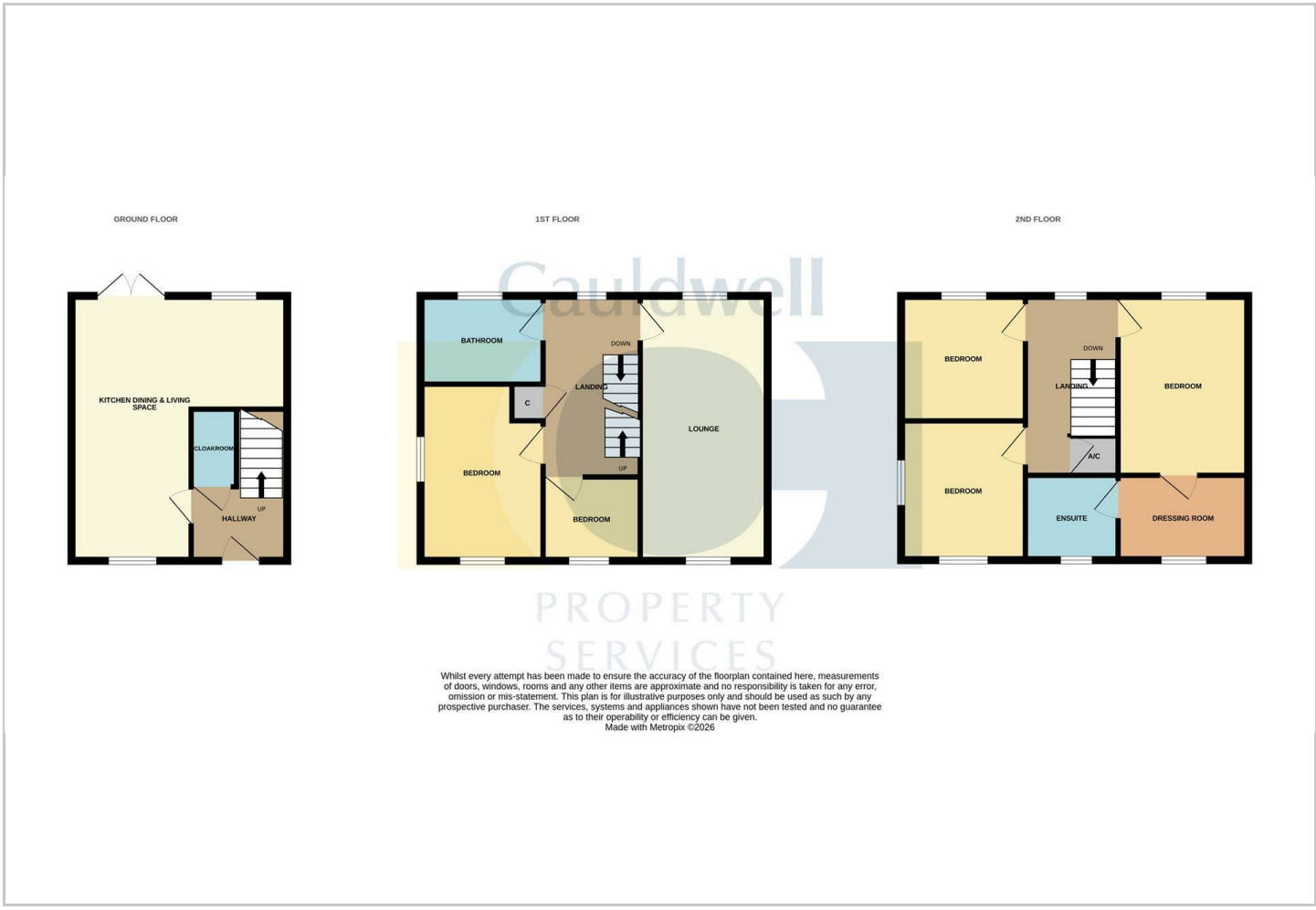
Hybrid Map



Terrain Map



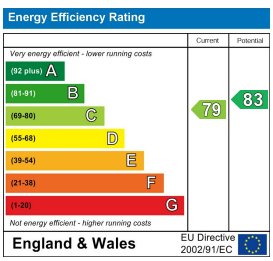
Floor Plan



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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