



Cauldwell

PROPERTY SERVICES



118 Whalley Drive

Bletchley, Milton Keynes, MK3 6HU

£550,000



4



2



4



C



118 Whalley Drive

Bletchley, Milton Keynes, MK3 6HU

£550,000



ENTRANCE HALL

Composite double glazed door with double glazed window to front. Glass block window to side. Stairs to first floor landing. Understairs storage cupboard Two radiators.

LIVING ROOM

22'5" x 14'5" (6.84 x 4.40)

Two double glazed windows to front and double glazed window to side. Radiator.. Gas fire place. Television point.

DINING ROOM

11'10" x 9'11" (3.61 x 3.03)

Double glazed patio doors to rear. Radiator.

CONSERVATORY

10'5" x 8'11" (3.18 x 2.72)

UPVC double glazed windows to both sides. Double glazed sliding doors to rear. Radiator.

STUDY/GROUND FLOOR BEDROOM

9'10" x 8'11" (3.01 x 2.73)

Double glazed window to side. Radiator. internet point.

KITCHEN

16'8" x 12'0" max (5.09 x 3.66 max)

'L' shaped room with double glazed windows to side and rear. Double glazed door to side. Re-fitted range of wall and base units with Quartz worksurfaces, upstands and window ledges. Sink drainer unit. Neff combi grill oven. four ring gas hob and extractor hood. Integral fridge and freezer, Plumbing for washing machine. Space for tumble dryer. Radiator. LED lighting. Wall mounted combination boiler.

GROUND FLOOR SHOWER ROOM

Double glazed obscure window to rear. Re-fitted suite comprising double shower cubicle with mains shower,

wash hand basin in vanity surround and close coupled wc. Cabinet. Heated towel rail. Tiled walls and flooring.

FIRST FLOOR LANDING

Stairs from entrance hall. Storage cupboard. Access to loft space via ladder.

BEDROOM ONE

22'2" x 10'0" (6.76 x 3.06)

Two double glazed windows to side. Radiator. Fitted wardrobes. Storage and eaves storage.

BEDROOM TWO

12'4" x 7'10" (3.76 x 2.40)

Two double glazed windows to side. Radiator.

BEDROOM THREE

10'7" x 10'9" (3.23 x 3.28)

Two double glazed windows to side. Two radiators. Built in wardrobe. Eaves storage cupboard.

BEDROOM FOUR

12'7" x 6'11" (3.85 x 2.12)

Two double glazed windows to side. Radiator. Small storage cupboard.

BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with hand shower attachment, close coupled wc and wash hand basin in vanity surround. Heated towel rail. Tiled walls. Cabinet.

FRONT GARDEN

Block paved driveway parking for several vehicles leading to detached garage. Laid to lawn with mature stocked beds and borders. Door to front. Outside tap. ;

Tel: 01908 304480

GARAGE

Up and over door to front and door to rear. Power and light. Double glazed window to side.

REAR GARDEN

Laid to lawn with rear width patio area and dwarf retaining wall with flower beds and borders and decking area. Mature beds and borders to side and rear. Double timber shed. Raised vegetable boxes. Outside tap. Fenced hardstanding area with green house. Gated access 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** - 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.



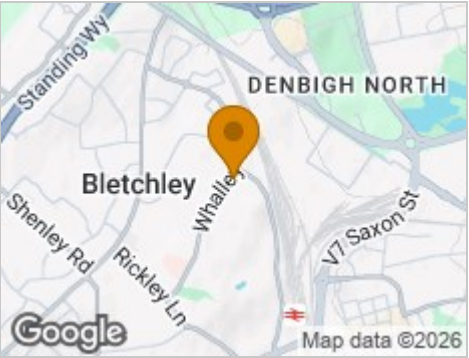
Road Map



Hybrid Map



Terrain Map



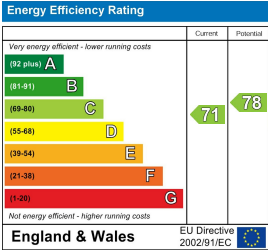
Floor Plan



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



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.