Cauldwell

PROPERTY SERVICES

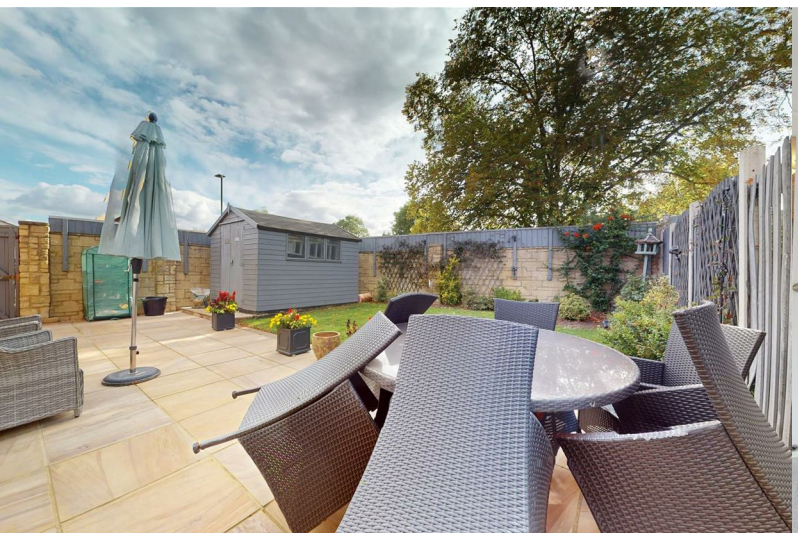


1 Watts Close

Hanslope, Milton Keynes, MK19 7NG

£450,000

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ENTRANCE
Entrance through double glazed composite door to the front. Engineered oak flooring. Radiator. LED lighting. Storage cupboard. Airing cupboard. Access to boarded loft space.

KITCHEN
8'7" x 8'9" (2.63 x 2.67)
Door and window to rear leading to living room. Modern fitted range of wall and base units with solid wood work surfaces. Sink and drainer with mixer tap. Electric oven, induction hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Plumbing for dishwasher.

LIVING ROOM
19'3" x 11'10" (5.87 x 3.63)
Double glazed French doors and windows to the rear. Radiator. LED lighting. Bi-folding doors leading back into dining room.

DINING ROOM
15'2" x 10'2" (4.63 x 3.11)
Bi-foling doors to rear leading to living room. Vertical radiator. Feature panelling on one wall.

BEDROOM ONE
12'4" x 10'8" (3.77 x 3.26)
Double glazed window to the rear. Radiator. LED lighting. Door to ensuite.

ENSUITE
Frosted double glazed window to the side. Double shower cubical with mains shower. Hand wash basin with mixer tap. Low level wc. Radiator. Wall mounted medicine cabinet with fitted mirror. LED lighting with extractor fan. Tiled floor.

BEDROOM TWO
10'11" x 10'2" (3.34 x 3.11)
Double glazed window to the front. Radiator.

BEDROOM THREE
8'7" x 6'6" 134'6" (2.64 x 2. 41)
Double glazed window to the front. Radiator.

BEDROOM FOUR/OFFICE
9'2" x 7'1" (2.81 x 2.18)
Double glazed window to the front. Radiator. LED lighting. Access to second loft space. internet connection point.

FAMILY BATHROOM
Frosted double glazed window to the side. Bath with mains shower. Hand wash basin. Low level wc. Radiator. Wall mounted medicine cabinet. Extractor fan. Fully tiled walls and floor.

FRONT
Blockway driveway parking for two/three vehicles.

REAR GARDEN
Rear width indian sandstone patio. Walled along rear to one side. Lawn area, Selection of mature flowers beds and borders. Outside tap. Gated access to side. Timber storage shed.

1. Measurements
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.

3. Mortgage

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.

5. Anti Money Laundering Verification checks

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.

4. Solicitors

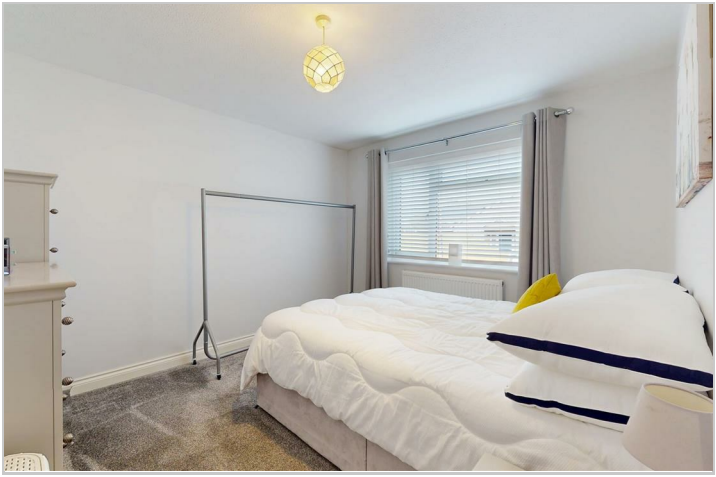
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

6. Photography

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.

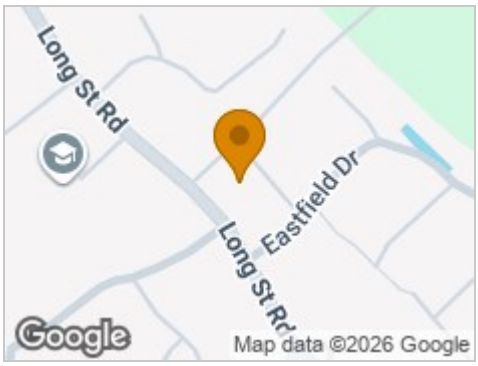








Road Map



Hybrid Map



Terrain Map



Floor Plan

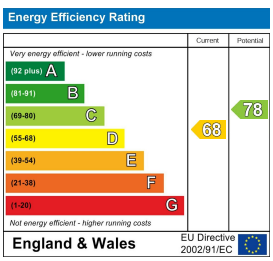


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.

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