

Cauldwell

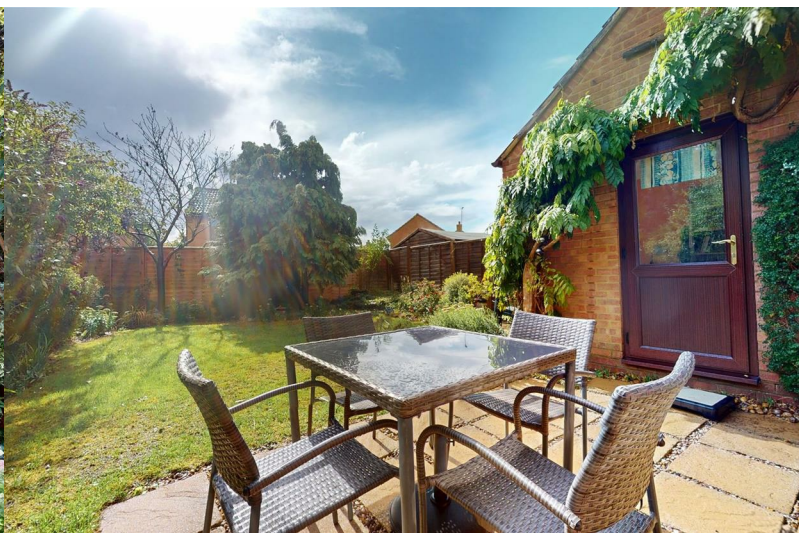
PROPERTY SERVICES



11 Meadowsweet

Walnut Tree, Milton Keynes, MK7 7BP

£375,000



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ENTRANCE

Entrance through front door into entrance hall. Glass panel door to living room.

LIVING ROOM

14'4" x 10'0" (4.38 x 3.05)

Double glazed window to the front. Radiator. TV and internet connection points. Fireplace. Wall lights. Door to dining room.

DINING ROOM

12'11" x 7'2" (3.96 x 2.19)

Double glazed window to the rear. Radiator. Stairs to first floor landing. Glass panel door to the kitchen.

KITCHEN

9'10" x 6'11" (3.0 x 2.13)

Double glazed window and double glazed door to the rear. Kitchen fitted with a range of wall and base units with worksurfaces. Stainless steel sink and drainer with mixer tap. Electric oven, electric grill oven, four ring induction hob with induction over. Integrated fridge, plumbing for washing machine, wall mounted boiler. Tiled floor. Door to cloakroom.

CLOAKROOM

Frosted double glazed window to the side. Low level wc, wash hand basin. Tiled flooring.

FIRST FLOOR LANDING

Double glazed window to the side. Access to loft space.

BEDROOM ONE

9'10" x 8'2" (3.0 x 2.50)

Double glazed window to the front. Radiator. Built in wardrobes.

BEDROOM TWO

9'10" x 8'1" (3.0 x 2.48)

Double glazed window to the rear. Radiator. Built in double wardrobe. Airing cupboard.

BEDROOM THREE

6'11" x 6'0" (2.12 x 1.83)

Double glazed window to the front. Radiator.

FAMILY BATHROOM

Frosted double glazed window to the rear. P shaped bath with mixer tap and mains shower and fitted glass shower screen. Low level wc, wash hand basin with mixer tap, heated towel rail. Tiled flooring. Wall mounted medicine cabinet.

FRONT

Mainly laid to lawn, flower beds and hedging. Hardstanding driveway to side leading to garage.

GARAGE

Electric roller door to the front. Power and light. Roof storage space. Door to office area.

OFFICE AREA

7'8" x 7'6" (2.35 x 2.29)

Double glazed window to the rear. Double glazed service door to the side.

REAR GARDEN

Mainly laid to lawn. Patio area. Selection of mature flower beds and borders. Outside tap.

All measurements are approximate. 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.

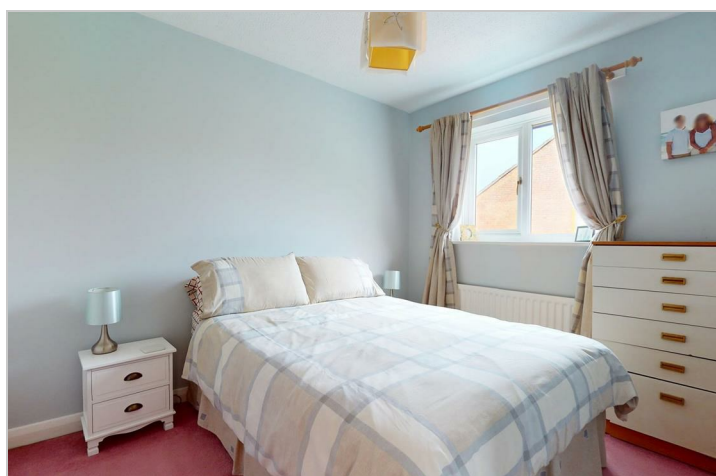
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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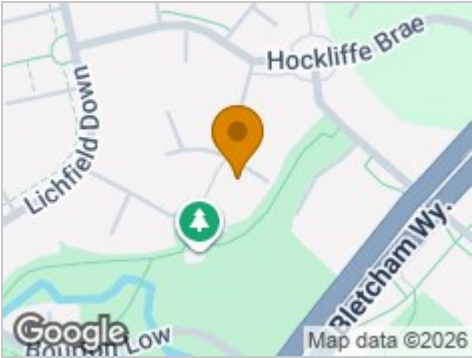
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250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



Road Map



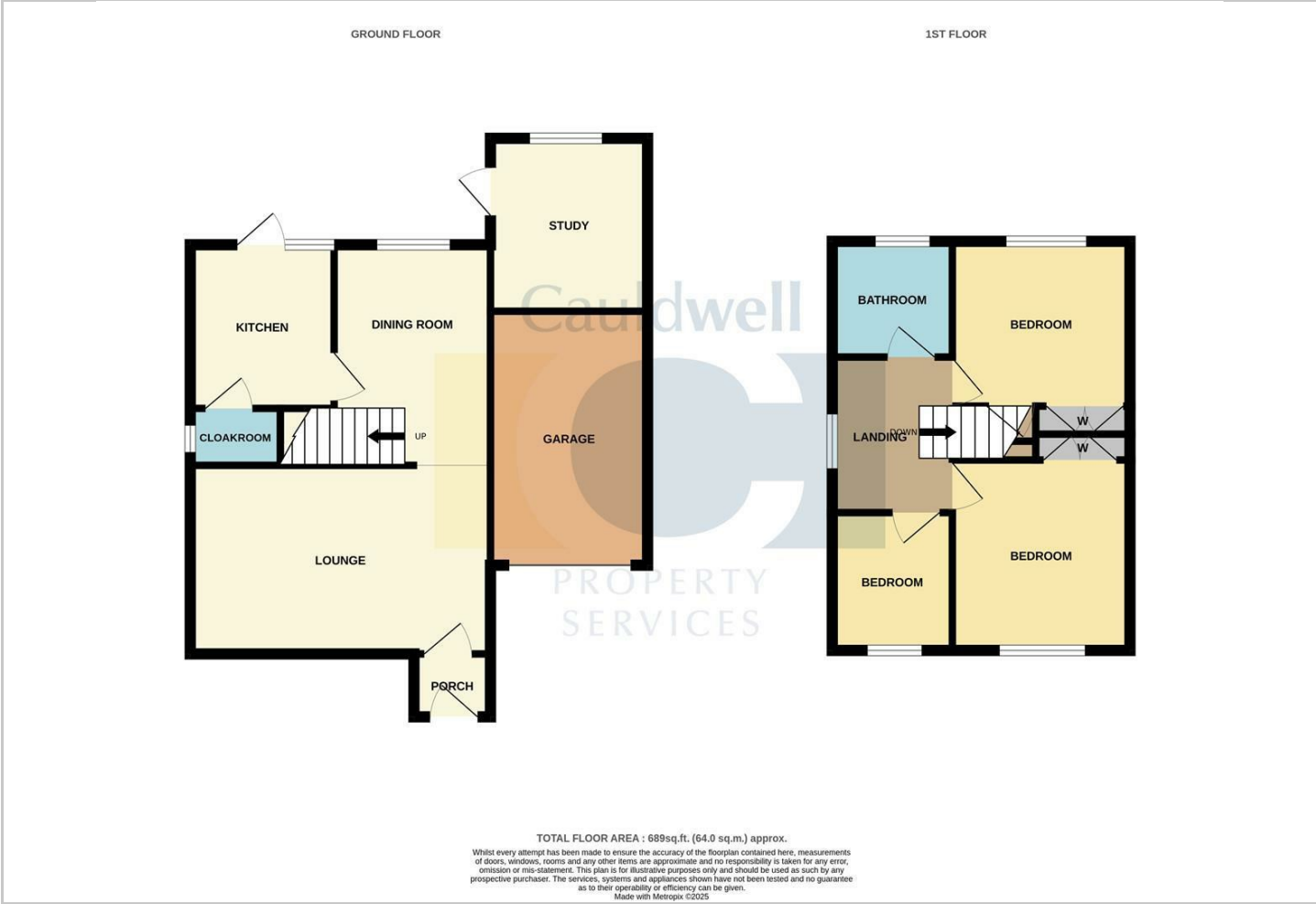
Hybrid Map



Terrain Map



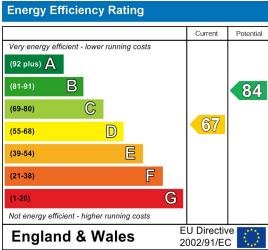
Floor Plan



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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