



Cauldwell

PROPERTY SERVICES



3 Hunters Reach

Bradwell, Milton Keynes, MK13 9BT

Offers Over £500,000



3 Hunters Reach

Bradwell, Milton Keynes, MK13 9BT

Offers Over £500,000



ENTRANCE HALL

Double glazed UPVC door to front. Radiator. Internet point. Stairs to first floor landing with double glazed window to rear.

LIVING ROOM

19'7" x 11'4" (5.98 x 3.47)

Double glazed window to front. Double glazed patio doors to rear. Two radiators. Television point. Electric fireplace.

CONSERVATORY

12'10" x 10'7" (3.93 x 3.25)

Brick base with double glazed windows to side and rear. Double glazed French doors to opposite side. Glass roof. Radiator. Wall lights. Double glazed door to utility room. ;

KITCHEN

10'5" x 9'10" (3.20 x 3.00)

Double glazed window to rear. Door to utility room. Wall and base units with worksurfaces. Double sink drainer. Electric oven. Space for under counter fridge. Breakfast bar area, Radiator. Storage cupboard. Wall mounted combination boiler.

UTILITY ROOM

8'2" x 7'0" (2.51 x 2.14)

Double glazed window to rear. Double glazed door to side. Base units with worksurface and sink drainer unit. Space for under counter freezer. Plumbing for washing machine and dishwasher. Space for tumble dryer. Radiator.

FAMILY ROOM/SNUG

9'10", 6'6" x 8'8" (3.02 x 2.66)

Double glazed window to front. Radiator.

CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin. Heated towel rail.

FIRST FLOOR LANDING

Stairs from entrance hall. Airing cupboard. Access to part boarded loft space.

BEDROOM ONE

10'5" x 11'6" (3.18 x 3.52)

Double glazed window to rear. Radiator.

BEDROOM TWO

10'4" x 10'0" (3.16 x 3.05)

Double glazed window to rear. Radiator.

BEDROOM THREE

9'10" x 25'3" (3.02 x 7.72)

Double glazed window to front. Radiator.

BEDROOM FOUR

8'10" x 8'2" (2.71 x 2.49)

Double glazed window to front. Radiator. Built in wardrobe.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Electric shaver point. Cabinet,

REAR GARDEN

Rear width patio area and further patio to side. Laid to lawn. Timber shed. Flower beds and borders. Outside tap. Gated access to front.

FRONT GARDEN

Block paved driveway parking for five / six cars

leading to detached single garage and integral part converted garage.

DETACHED GARAGE

Up and over door to front. Personal door to side.

GARAGE

Up and over door to front. Power. Door to converted room at rear.

OFFICE

9'10" x 7'0" (3.02 x 2.15)

Double glazed window to rear. Door to side. Door to storage, Power and lighting. Electric heater.

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.

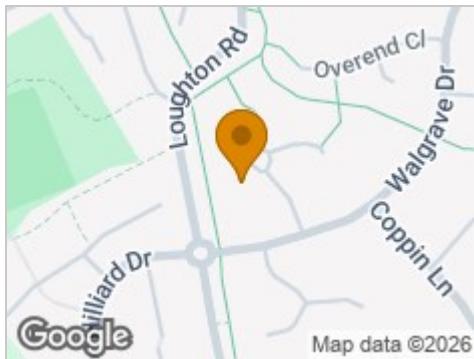
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.



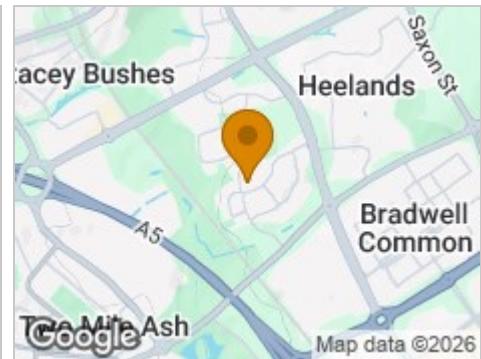
Road Map



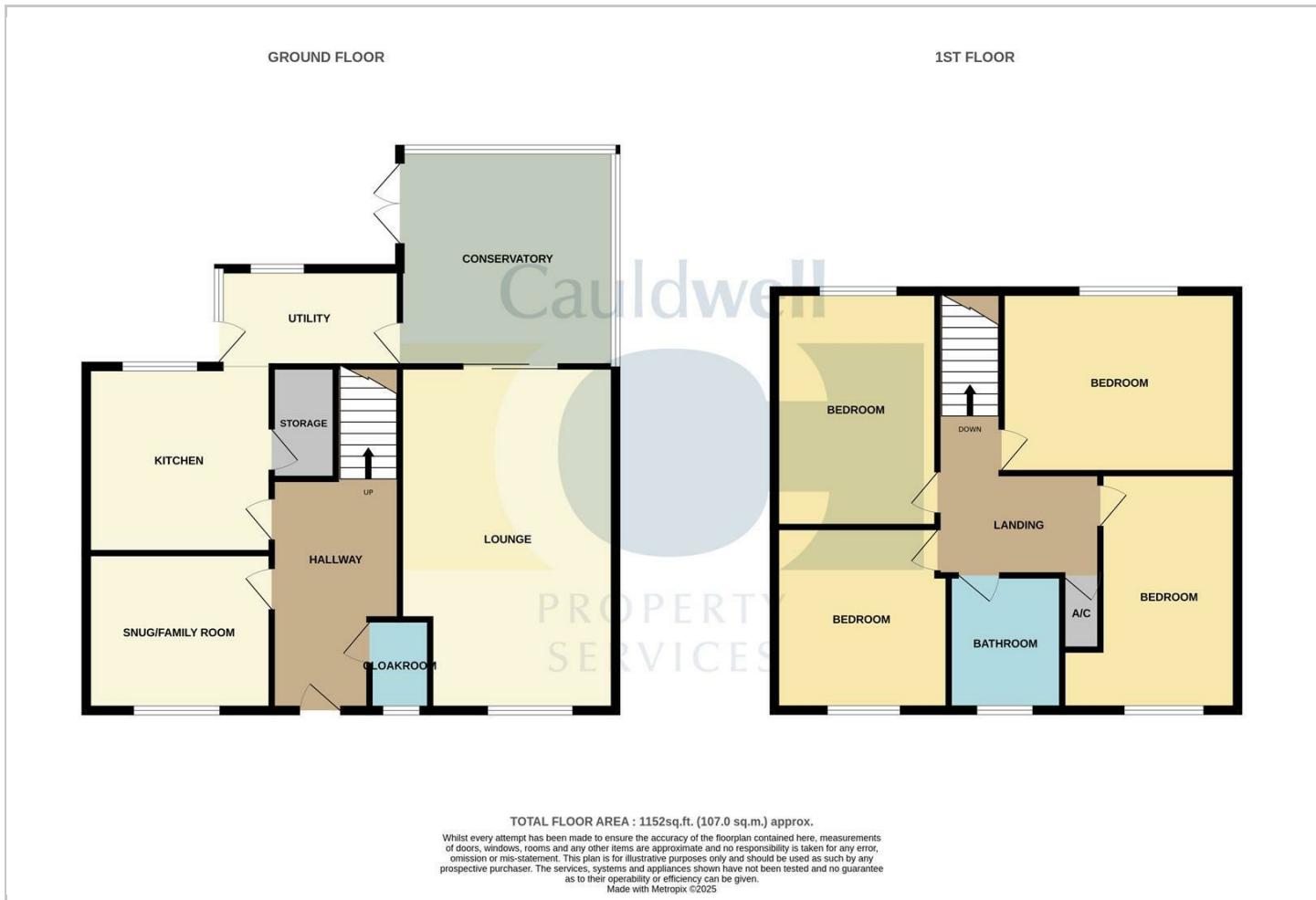
Hybrid Map



Terrain Map



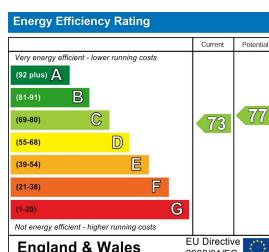
Floor Plan



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.