



Cauldwell

PROPERTY SERVICES



5 Crathes Gardens

Westcroft, Milton Keynes, MK4 4JX

£399,995



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ENTRANCE HALL

Double glazed door to front. Radiator. Stairs to first floor landing. Cupboard with double glazed window to front, shelving and pressurized hot water cylinder.

KITCHEN

10'7" x 5'10" (3.23 x 1.80)

Double glazed window to front. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and waste disposal, electric oven and four ring induction hob with extractor over. Integral fridge freezer. Plumbing for dishwasher. Space for tumble dryer. Under cupboard lighting. Wall mounted combination boiler. Extractor fan. Radiator.

CLOAKROOM

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

LIVING ROOM

10'5" x 11'1" (3.19 x 3.38)

Double glazed French doors to rear. Television point. Internet point. Radiator. Understairs storage cupboard.

GARDEN ROOM

9'3" x 9'0" (2.83 x 2.76)

Double glazed windows to both sides and rear. Double glazed French doors to side. Insulated ceiling. Wall mounted heater. Ceiling fan.

FIRST FLOOR LANDING

Stairs from entrance hall. Stairs to second floor landing. Radiator.

BEDROOM ONE

10'5" x 9'10" (3.19 x 3.00)

Double glazed window to rear. Radiator. Built in double wardrobe. Door to ensuite.

ENSUITE

Three piece suite comprising double shower cubicle with mains shower, close coupled wc and wash hand basin. Electric shaver point. Radiator. Extractor fan.

BEDROOM TWO

12'11" x 9'5" max (3.94 x 2.88 max)

Two double glazed windows to front. Two radiators. Internet point.

SECOND FLOOR LANDING

Stairs from first floor landing.

BEDROOM THREE

10'8" x 12'8" max (3.26 x 3.88 max)

Double glazed window to front. Radiator. Television point.

BEDROOM FOUR

11'1" x 5'8" (3.4 x 1.74)

Two double glazed sky light windows to rear with fitted black out blinds. Radiator. Television point. Telephone point. Access to loft space.

BATHROOM

Double glazed sky light window to rear. Three piece suite comprising bath with mixer tap and shower over, wash hand basin and close coupled wc. Heated towel rail. Extractor fan.

FRONT GARDEN

Small garden area. Side area with parking for three cars leading to garage.

GARAGE

Up and over door to front.

REAR GARDEN

Laid to lawn with patio area extending to rear leading to timber shed. Mature flower beds and borders. Gated access to side. Outside tap.

Maintenance/service charge £80 per annum.

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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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



Road Map



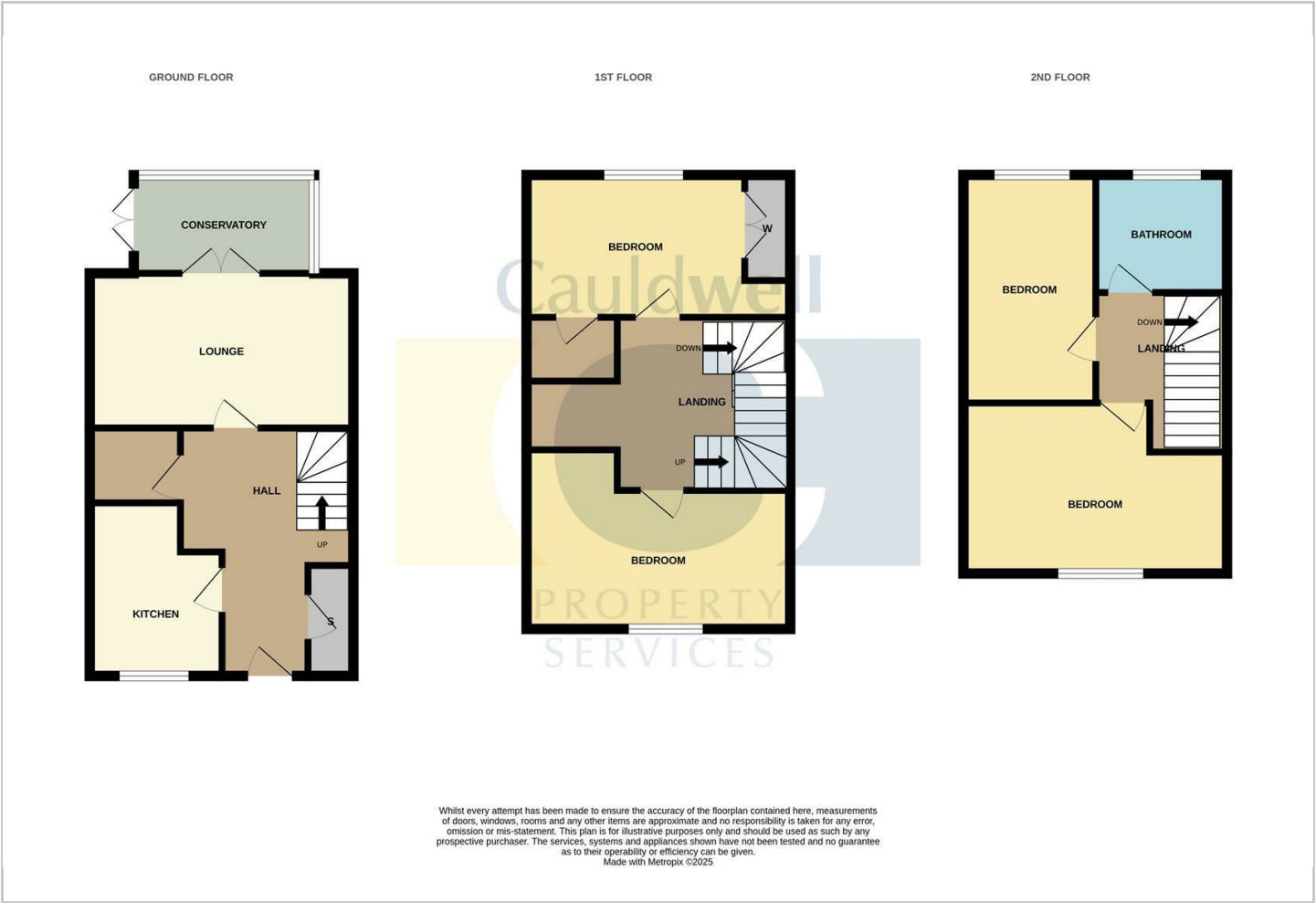
Hybrid Map



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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