

Cauldwell

PROPERTY SERVICES



17 Abbeydore Grove

Monkston, Milton Keynes, MK10 9HH

Offers In The Region Of £425,000



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ENTRANCE HALL

Double glazed door to front. Radiator. Double glazed window to side.

CLOAKROOM

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

LIVING ROOM

13'8" x 10'10" (4.17 x 3.32)

Double glazed box bay window to side. Double glazed window to front. Two radiators. Television point. Internet point. LED lighting.

OPEN PLAN KITCHEN/DINING ROOM

16'7" x 16'0" (5.06 x 4.90)

Double glazed window to front and double glazed French doors and windows to side. Two double glazed sky light windows to side. Fitted with a range of wall and base units with worksurfaces and sink drainer unit. Electric oven, four ring gas hob with extractor hood over. Plumbing for dishwasher. Breakfast bar seating area and base units. LED lighting. Television point. Two radiators. Door to utility room.

UTILITY ROOM

Fitted wall units and worksurface. Space for fridge freezer. Plumbing for washing machine. Understairs storage area.

BEDROOM FOUR

10'4" x 8'7" (3.17 x 2.62)

Double glazed French doors to rear aspect. LED lighting. Radiator. Access to loft space. Door to ensuite.

ENSUITE

Three piece suite comprising shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Extractor fan. LED lighting. Radiator.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space housing combination boiler.

BEDROOM ONE

10'11" x 8'11" (3.33 x 2.74)

Double glazed window to front. Radiator. Built in wardrobes with mirrored sliding doors. Built in double wardrobe. Door to ensuite.

ENSUITE

Double glazed obscure window to front. Three piece suite comprising shower cubicle with electric shower, wash hand basin and close coupled wc. Heated towel rail. Tiled walls and flooring

BEDROOM TWO

8'11" x 9'0" (2.74 x 2.75)

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

BEDROOM THREE

7'10" x 6'2" (2.40 x 1.89)

Double glazed window to side. Radiator.

BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap, close coupled wc and wash hand basin. Radiator. Extractor fan.

FRONT GARDEN

Lawned garden with block paved driveway parking.

Tel: 01908 304480

REAR GARDEN

Mainly to laid to lawn with rear width patio area. UPVC garden shed. Gated access to front.

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.

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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



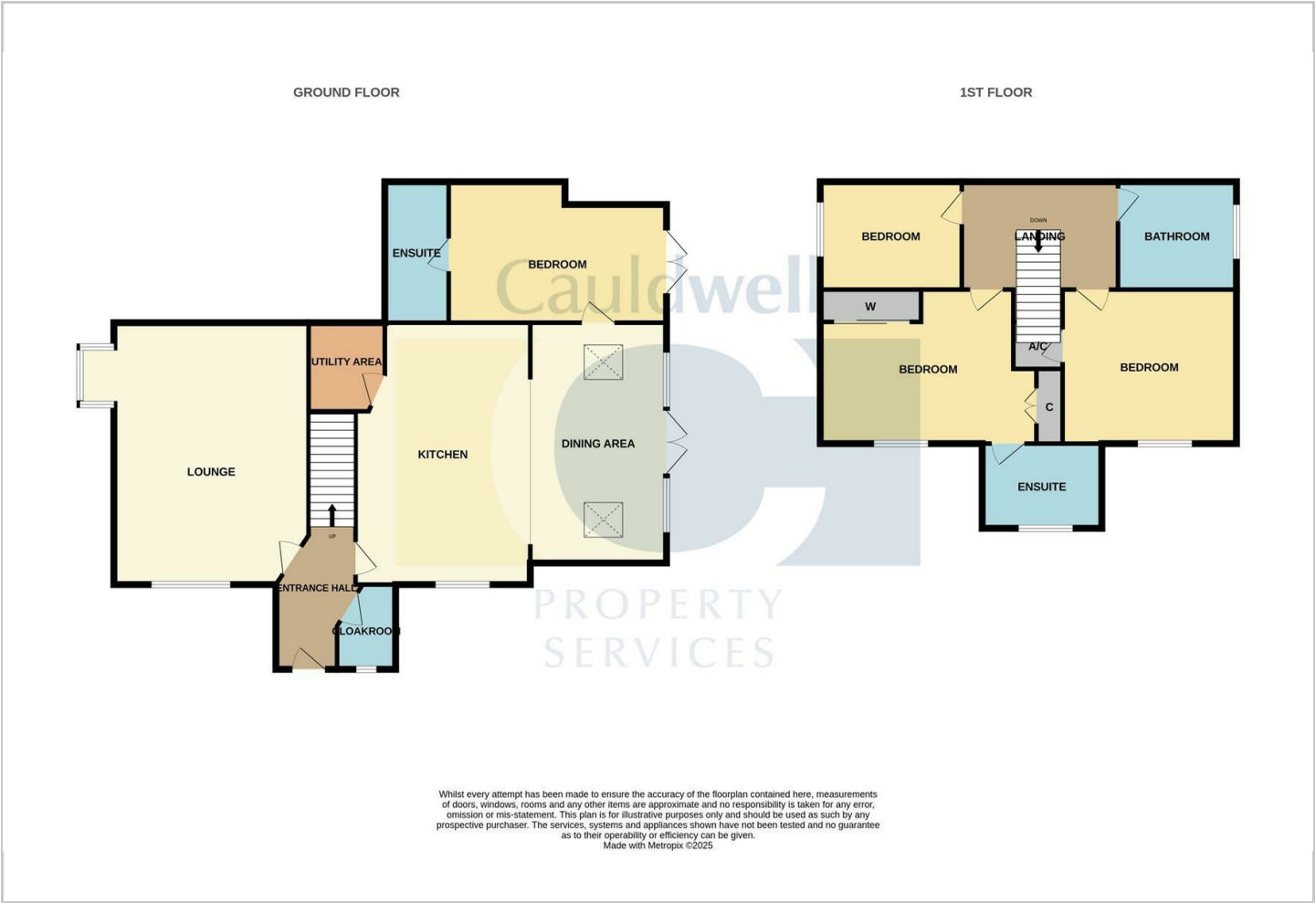
Hybrid Map



Terrain Map



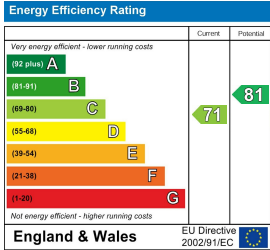
Floor Plan



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



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.