

# Cauldwell

PROPERTY SERVICES



## 51 Boxberry Gardens

Walnut Tree, Milton Keynes, MK7 7EW

£279,995





# 51 Boxberry Gardens

Walnut Tree, Milton Keynes, MK7 7EW

£279,995



## ENTRANCE HALL

Double glazed UPVC door to front. Coat and shoe storage cupboard. Door to living room.

## LIVING ROOM

14'7" x 13'4" max (4.47 x 4.07 max )

Double glazed window to front. Two radiators. Stairs to first floor landing with understairs storage cupboard. Television and internet points. Door to kitchen/diner.

## KITCHEN/DINER

13'3" x 8'1" (4.04 x 2.48)

Double glazed window and door to rear. Fitted with a modern range of wall and base units with worksurfaces incorporating sink drainer unit. Tiled splash backs Electric oven, four ring hob and extractor hood over. Space for fridge freezer. Plumbing for washing machine. Wall mounted central heating boiler. Radiator.

## FIRST FLOOR LANDING

Stairs from living room. Access to loft space. Airing cupboard.

## BEDROOM ONE

13'4" x 11'2" (4.08 x 3.42)

Two double glazed windows to front. Radiator.

## BEDROOM TWO

11'10" x 7'3" max (3.62 x 2.21 max)

Double glazed window to rear. Radiator.

## BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with electric shower and glass screen, close coupled wc and wash hand basin. Radiator.

## FRONT GARDEN

A generous lawned front garden.

## REAR GARDEN

Laid to lawn with full width patio area and flower bed. Outside tap. Gated access to side.

## PARKING

Allocated parking for one vehicle to front with visitor spaces available.

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.

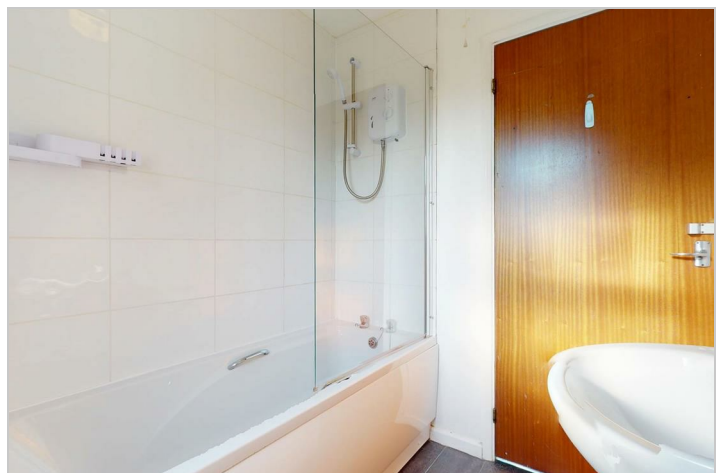
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

**MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment,

Tel: 01908 304480

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.

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



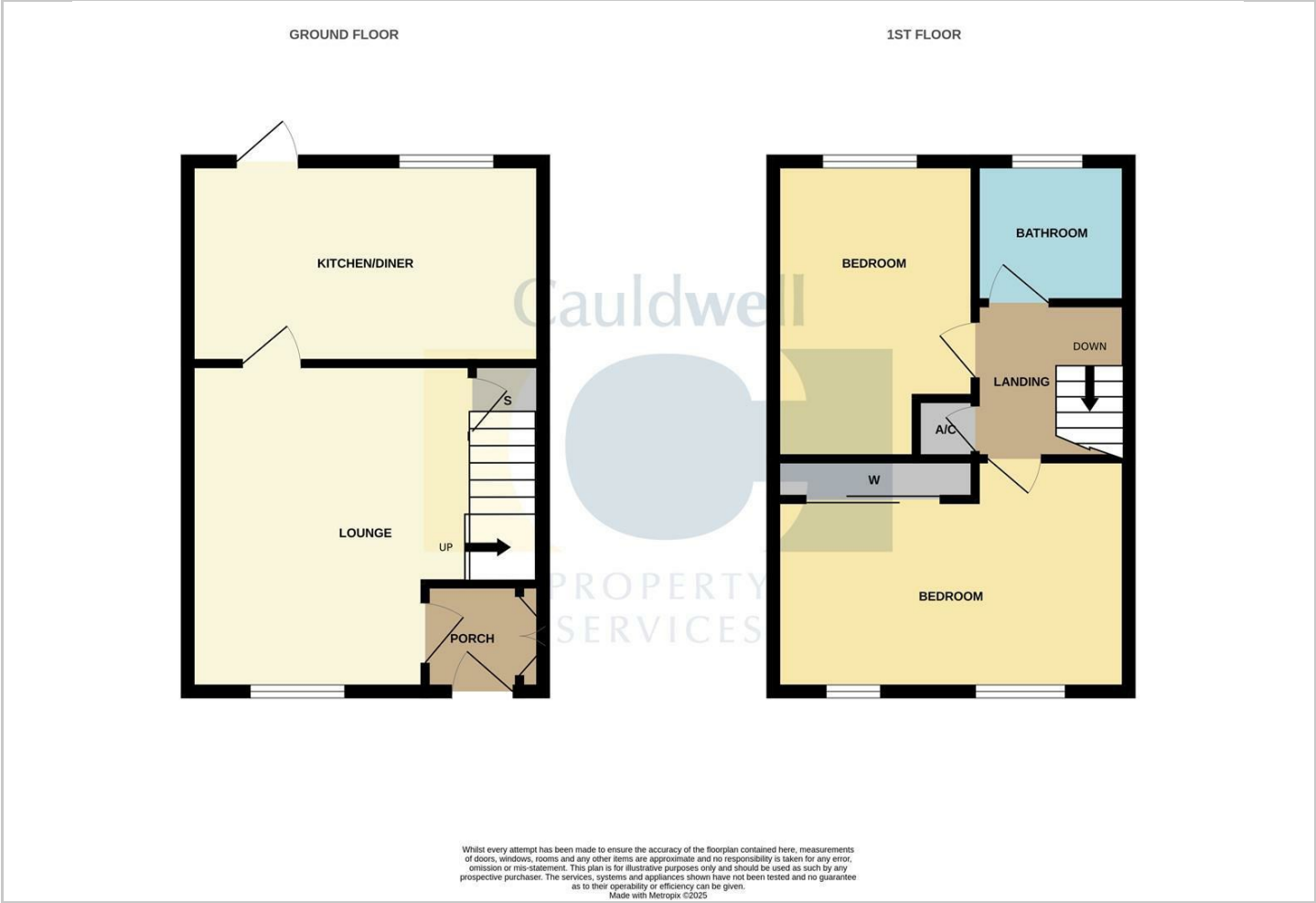
Hybrid Map



Terrain Map



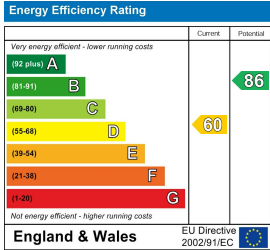
Floor Plan



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.