

Cauldwell

PROPERTY SERVICES



2 Hutchings Close, Milton Keynes, MK5 8DS

Offers In The Region Of £399,995

Cauldwell Property Services are delighted to offer for sale this well-presented three-bedroom link-detached home, located in the highly desirable area of Loughton—just a short distance from Central Milton Keynes and the mainline train station.

This light and airy property offers a practical layout with thoughtfully designed living space throughout.

The ground floor accommodation comprises:

- Welcoming entrance hall featuring impressive floor-to-ceiling double-glazed windows
 - Downstairs cloakroom
 - Well-equipped kitchen
- Spacious lounge/dining room opening into a bright conservatory, ideal for relaxing or entertaining
 - Three bedrooms, including two generous doubles
 - A modern family bathroom

ENTRANCE

Entrance through front door into entrance hall. Stairs to first floor. Under stair storage cupboard. Radiator. Door to downstairs cloakroom. Full height frosted double glazed window to the side.

DOWNSTAIRS CLOAKROOM

Two piece suite. Low level wc, wash hand basin. Radiator. Frosted double glazed window to the front.

LIVING ROOM 15'5" x 13'8" (4.72 x 4.17)

Two double glazed windows to the front. Door through to kitchen. Sliding double glazed door to conservatory. Skimmed ceiling with inset lighting. Electric fire, two radiators.

KITCHEN 12'5" x 6'5" (3.81 x 1.98)

Kitchen fitted with a range of wall and base units. Roll top work surface incorporating a stainless steel sink and drainer with mixer tap. Built in oven, four ring gas hob with stainless steel extractor hood. Plumbing for washing machine, plumbing for dishwasher. Space for fridge freezer. Double glazed door leading through to conservatory. Breakfast bar. Internal window. Skimmed ceiling.

CONSERVATORY

Double glazed construction with double glazed French doors and windows to the rear. Glazed roof.

FIRST FLOOR LANDING

Doors leading to all upstairs rooms.

BEDROOM ONE 10'2" x 8'5" (3.10 x 2.57)

Double glazed window to the rear. Radiator. Built in cupboard.

BEDROOM TWO 13'10" x 6'11" (4.22 x 2.11)

Two double glazed windows to the front. Radiator.

BEDROOM THREE 8'9" x 6'5" (2.69 x 1.96)

Double glazed window to the rear. Radiator. Built in cupboard.

FAMILY BATHROOM

Three piece suite. Panelled bath with shower over. Low level wc, wash hand basin with mixer tap. Frosted double glazed window to the front. Chrome heated towel rail. tiled walls.

REAR GARDEN

Enclosed rear garden laid mainly to lawn. Shingle area. Wooden fence surround. Outside tap. Service door to single garage.

FRONT

Front garden laid to lawn. Storm porch. Hard standing driveway.

SINGLE GARAGE

Up and over door. Power and light.

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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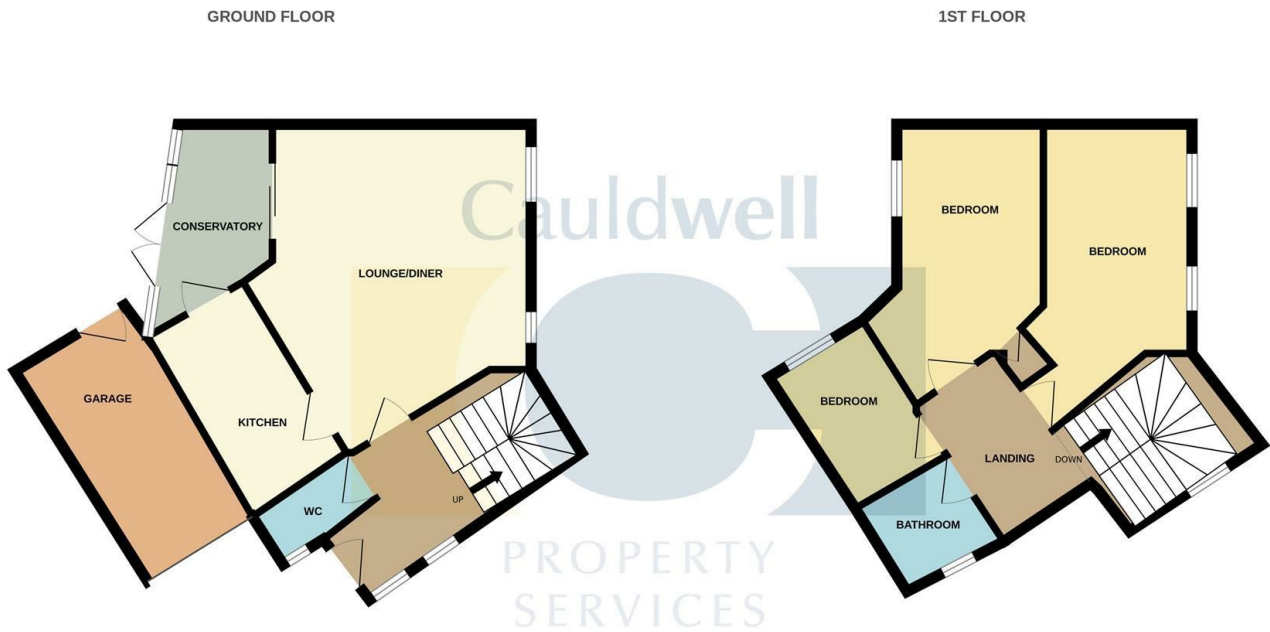
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5. Anti Money Laundering Verification checks

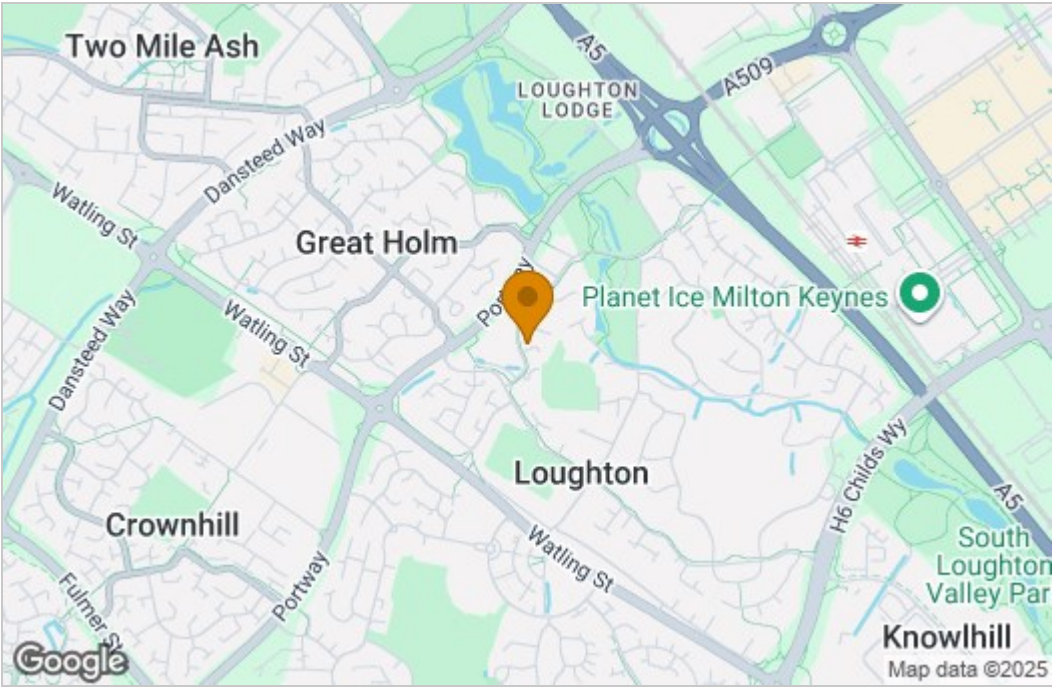
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan

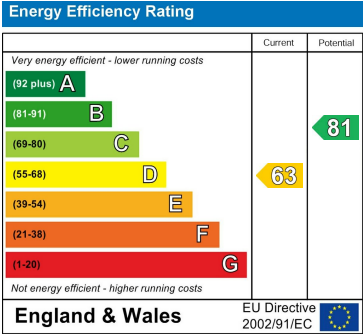


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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