



# Cauldwell

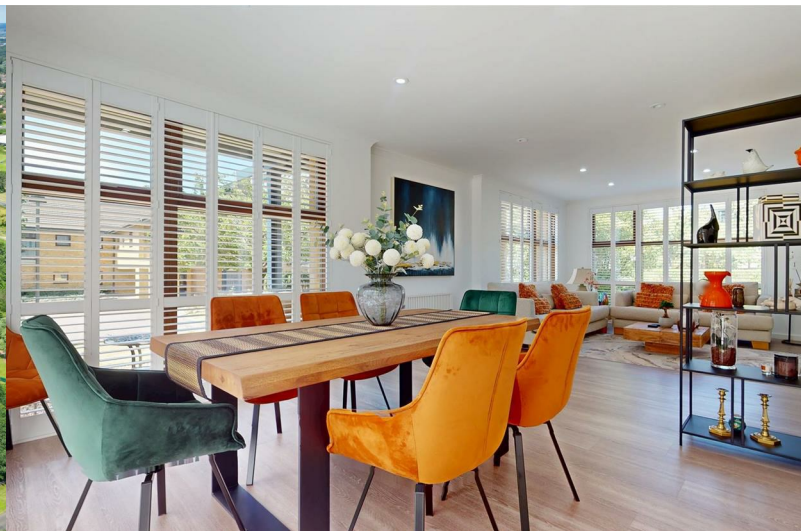
PROPERTY SERVICES



## 2 Woodward Place

Loughton Lodge, Milton Keynes, MK8 9LG

£550,000



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## ENTRANCE HALL

Door from communal hallway. Walk in storage cupboard with light. Flat panelled electric heater. Utility cupboard housing plumbing for washing machine, hot water cylinder and extractor fan. Entry phone system. Internet point. LED lighting. French doors to living space.

## LIVING/DINING ROOM

28'5" x 12'0" (8.67 x 3.67)

Double glazed windows with shutters to rear and sides. Double glazed door to side with fitted shutters, leading to patio area. Three electric radiators. Television point. LED lighting Door to kitchen.

## KITCHEN

11'10" x 10'3" (3.63 x 3.13)

Double glazed window to side with fitted blinds. Fitted with a modern range of wall and base units with Quartz worksurfaces incorporating stainless steel sink drainer and quooker mixer tap and water softener. Two electric ovens, one with microwave function. induction hob and extractor hood. Integral fridge and freezer. Plumbing for dishwasher. Fitted wine and drinks cooler. LED lighting Under cupboard lighting. Tiled flooring with under floor heating.

## BEDROOM ONE

18'2" x 11'11" (5.55 x 3.64)

Two double glazed windows to side with fitted blinds. Built in wardrobes in dressing area. Electric heater Fitted bedroom furniture. Door to ensuite.

## ENSUITE

Three piece suite comprising walk in shower cubicle with shower and screen, wash hand basin in vanity surround and close coupled wc. Lit mirror. Heated towel rail. Extractor fan. LED lighting. Tiled walls and flooring.

## BEDROOM TWO

12'5" x 7'0" (3.79 x 2.15)

Double glazed window to side with fitted blinds. Electric heater.

## BEDROOM THREE

12'5" x 7'6" max (3.80 x 2.30 max)

Double glazed window to side with fitted blinds.

## BEDROOM FOUR

10'2" x 7'2" (3.10 x 2.20)

Double glazed window to side with fitted blinds. Currently used for office space with fitted shelving, desk and office furniture. Electric heater.

## BATHROOM

Three piece suite comprising 'P' shaped bath with mains shower and screen, wash hand basin in vanity surround with close coupled wc. Heated towel rail. Extractor fan. LED lighting. Lit mirror. Tiled walls and flooring

## GARAGE AND PARKING

Up and over door to front with parking to front and additional spaces on the development

## GARDEN

Communal gardens with mature flower beds and lawn area. Large fish pond.

## OUTSIDE TERRACE

Paved seating area to side of property leading onto communal gardens with shingle stone seating area to rear

## LEASE DETAILS

Lease to be confirmed. Annual service charge £4,200.00 per annum.

Tel: 01908 304480

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.

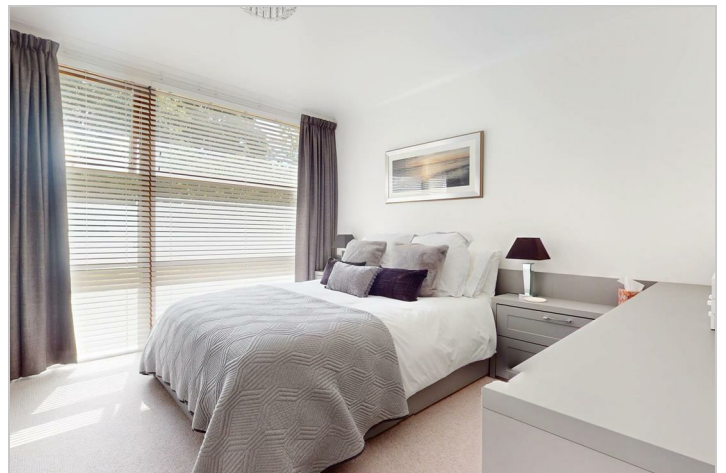
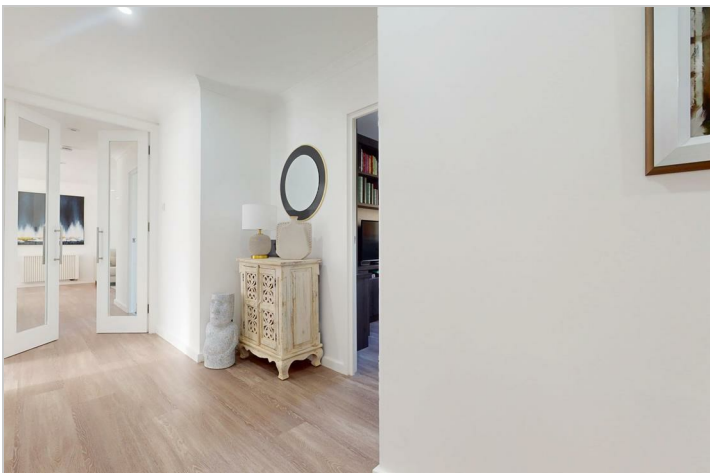
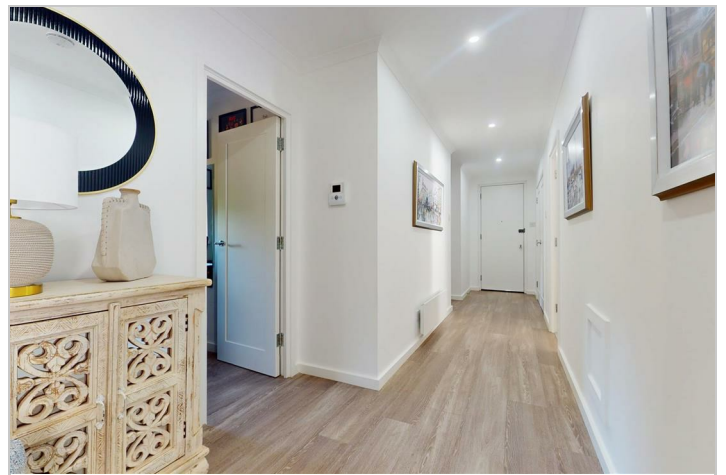
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted,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



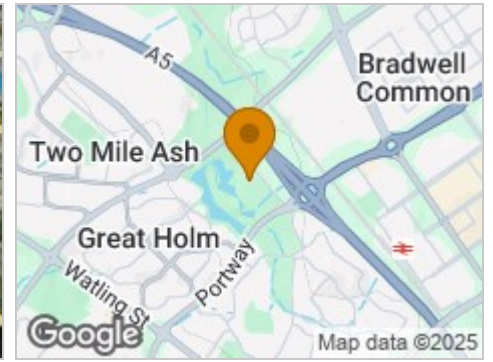
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

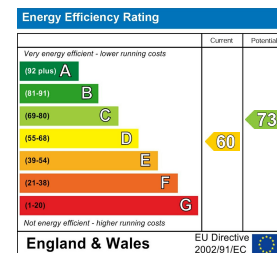


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## 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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