



Cauldwell

PROPERTY SERVICES



32 Claridge Drive

Middleton, Milton Keynes, MK10 9GB

Offers Over £675,000



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ENTRANCE HALL

Stairs to first floor. Understairs storage cupboard. Radiator. Door to living room. study. kitchen/breakfast room and dining room. Coving to textured ceiling.

LIVING ROOM

10'11" x 15'11" (3.35 x 4.86)

Double glazed window to front. Radiator. Coving to textured ceiling. Double panelled radiator. Gas fire, fireplace and surround.

DINING ROOM

10'11" x 12'5" (3.33 x 3.79)

Double glazed window to front. Radiator. Coving to textured ceiling

STUDY

9'2" x 6'8" (2.80 x 2.05)

Double glazed window to rear. Radiator. Coving to textured ceiling. Fitted wardrobe and bookcase.

KITCHEN/BREAKFAST ROOM

11'3" x 13'10" (3.44 x 4.24)

Double glazed window to rear. Radiator. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap and drinking water tap. Built in double oven, four burner gas hob and extractor. Door to utility room.

UTILITY ROOM

Fitted with wall and base units with worksurfaces incorporating sink drainer and mixer tap. Plumbing for washing machine. Space for tumble dryer and under counter fridge. Double glazed door to rear. Wall mounted boiler. Extractor. Door to cloakroom

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Frosted double glazed window to side.

FIRST FLOOR LANDING

Access to part boarded loft with pull down ladder, light and Freeview aerial. Airing cupboard housing water tank.

BEDROOM ONE

11'2" x 17'8" (3.41 x 5.40)

Fitted wardrobes, chest of drawers and bedside tables. Double glazed window to front. Radiator. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin with cupboard surround. Splash back tiling. Radiator. Extractor; Shaver point. Frosted double glazed window to front.

BEDROOM TWO

11'1" x 10'0" (3.38 x 3.07)

Double glazed window to front. Radiator. Fitted bedroom furniture with three wardrobes and chest of drawers. TV unit and full height bookcase.

BEDROOM THREE

11'6" x 9'2" (3.51 x 2.80)

Three door built in wardrobe. Fitted bedroom furniture. Double glazed window to rear. Radiator.

BEDROOM FOUR

11'2" x 9'8" (3.41 x 2.97)

Double glazed window to rear. Radiator. Three door built in wardrobe and fitted chest of drawers. TV unit and full height bookcase.

REAR GARDEN

Enclosed and laid mainly to lawn with mature tree, flower and shrub borders. Gated side access. Wooden fence surround. Outside tap. Garden shed with power and light. Motion activated floodlights to rear and side. Bike storage box.

FRONT GARDEN

Double width hardstanding driveway. Laid to lawn. Path to front door. Outside light.

DOUBLE GARAGE

Double electric doors with power and light and boarded eaves storage.

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

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



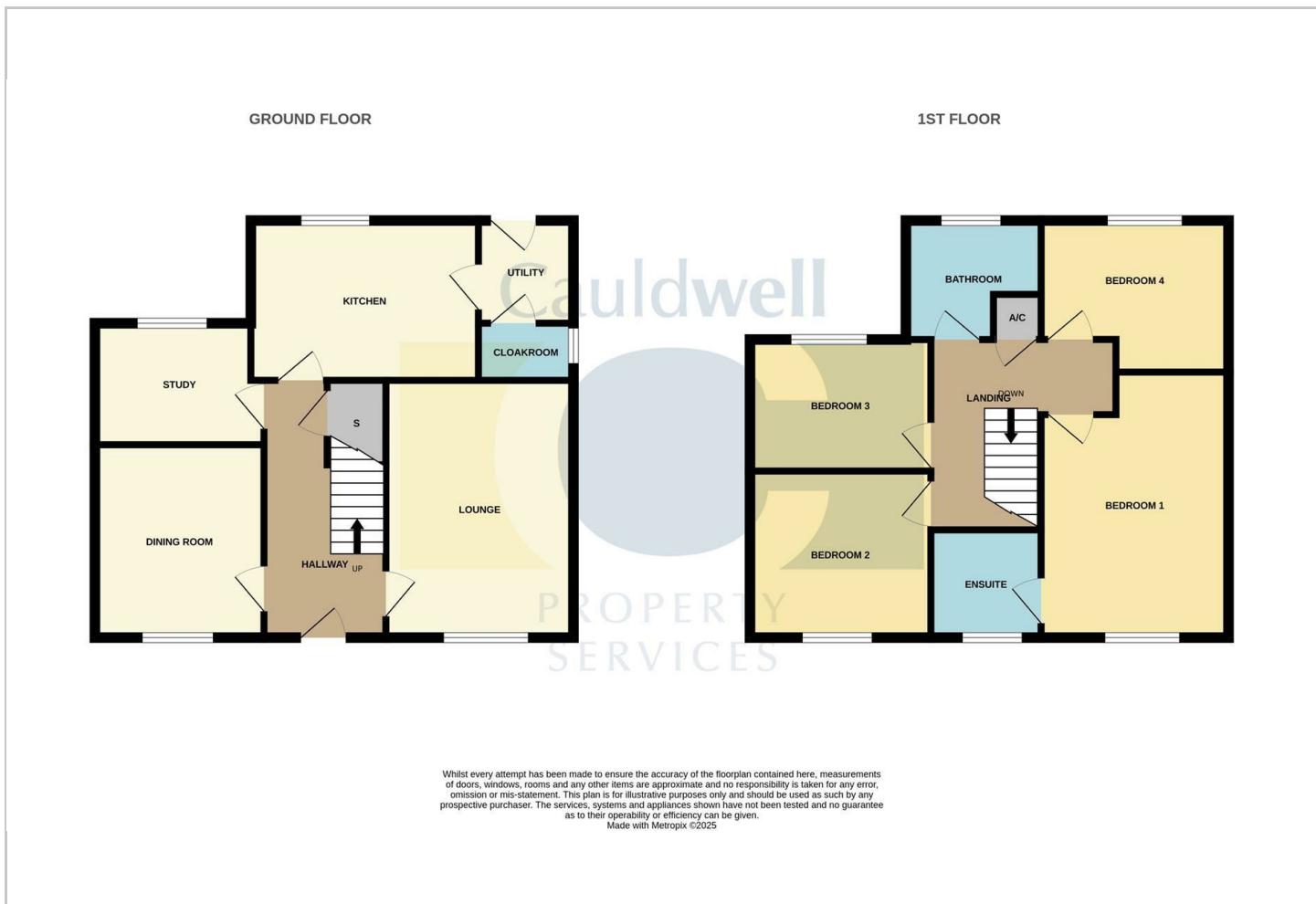
Hybrid Map



Terrain Map



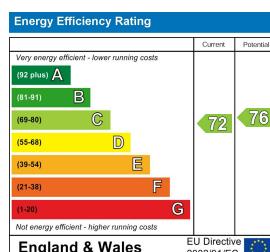
Floor Plan



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.