



# Cauldwell

PROPERTY SERVICES



## 5 Defiance Avenue

Brooklands, Milton Keynes, MK10 7NS

£449,995



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## ENTRANCE HALL

Double glazed door to front. Double storage cupboard housing internet point and combination boiler. Radiator. Stairs to first floor landing

## CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin Radiator. Extractor fan.

## BEDROOM FOUR/STUDY

9'1" x 6'0" (2.79 x 1.85)

Double glazed window to front. Radiator

## OPEN PLAN KITCHEN/DINING/LIVING SPACE

23'5" x 12'11" (7.16 x 3.95 )

max into rear bay

Double glazed windows and doors to rear. Radiator. Television point. Understairs storage cupboard.

## KITCHEN AREA

Fitted range of wall and base units with worksurfaces and under cupboard lighting. One and half bowl sink drainer and mixer tap. . Electric oven and hob with extractor over. Integral fridge freezer, dishwasher and washing machine.

## FIRST FLOOR LANDING

Stairs from entrance hall. Radiator. Stairs to second floor landing.

## LIVING ROOM

12'11" x 11'7" max (3.95 x 3.55 max)

Two double glazed windows to rear. Radiator Television point.

## BEDROOM ONE

12'11" x 10'2" (3.95 x 3.11)

Two double glazed windows to front Radiator. Television point. Door to ensuite

## ENSUITE

Double glazed obscure window to side. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Shaver point. Extractor fan.

## SECOND FLOOR LANDING

Stairs from landing. Radiator. Access to loft space

## BEDROOM TWO

12'11" x 11'4" (3.95 x 3.47)

Double glazed sky light window to rear with blind. Radiator. Storage cupboard.

## BEDROOM THREE

12'11" x 7'4" (3.95 x 2.24)

Double glazed window to front. Double glazed sky light window with blind to front. Radiator. Storage cupboard.

## BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap, mains shower and screen, wash hand basin and close coupled wc. Heated towel rail. Extractor fan.

## FRONT GARDEN

Small garden area with block paved driveway to side for parking.

## REAR GARDEN

Laid to lawn with patio area. Timber shed. Gated access to front.

Tel: 01908 304480

All measurements are approximate. The area measurements are taken from the government EPC register. 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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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



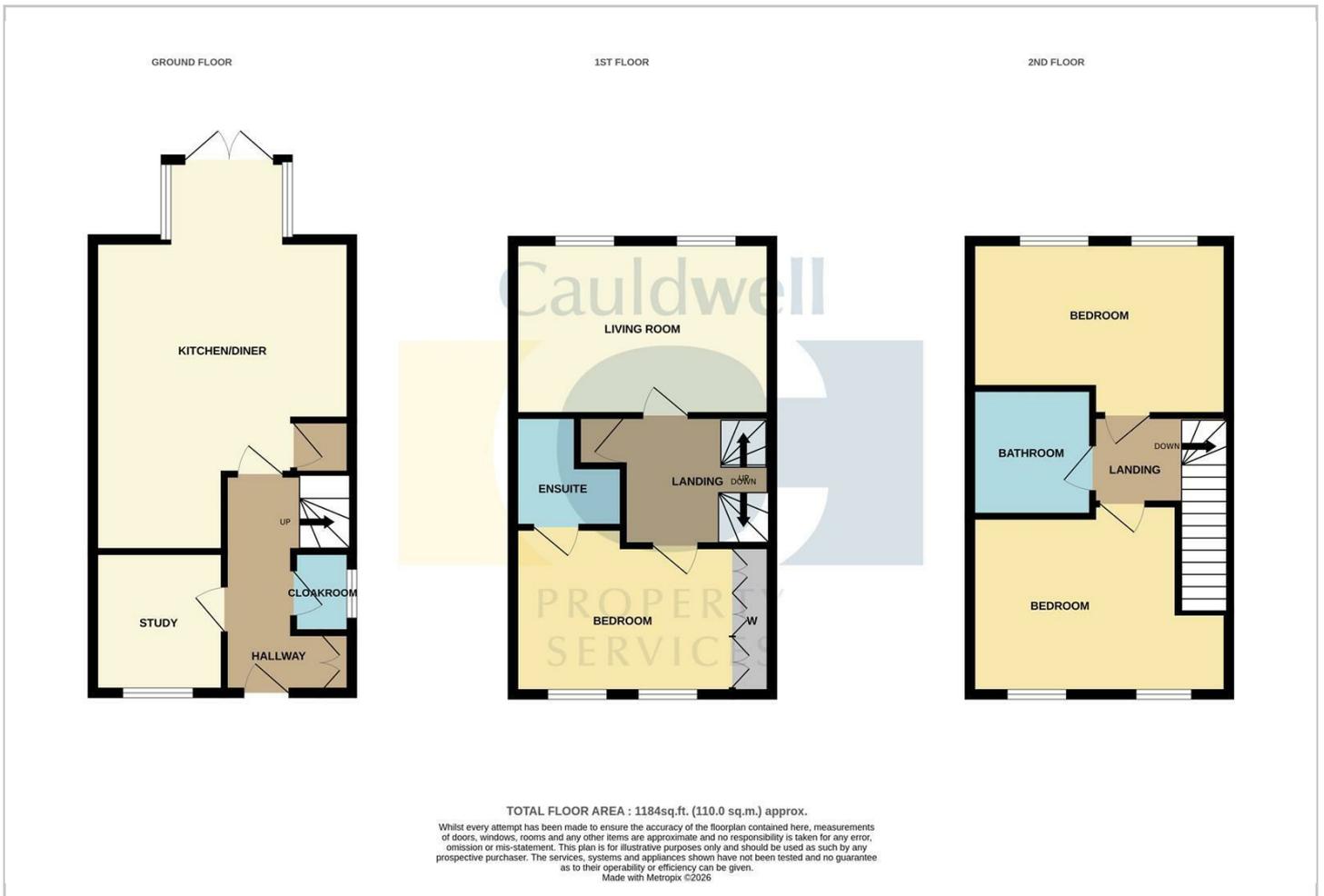
## Hybrid Map



## Terrain Map



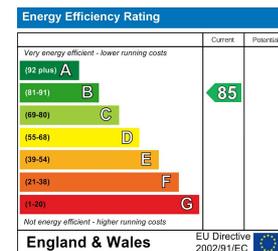
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.