



Cauldwell

PROPERTY SERVICES



54 Blanchland Circle

Monkston, Milton Keynes, MK10 9GS

£515,000



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ENTRANCE HALL

Double glazed door to front. Double glazed window to side. Coat and shoe storage cupboard. Radiator. Stairs to first floor landing.

LIVING ROOM

19'4" x 10'6" (5.91 x 3.22)

Double glazed windows to front and side. Double glazed French doors to side. Gas fireplace. Two radiators. Television point. Telephone point

DINING ROOM

10'2" x 9'1" (3.11 x 2.79)

Double glazed windows to front and side. Radiator.

KITCHEN

10'11" x 9'8" (3.33 x 2.95)

Double glazed window to side. Fitted range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Electric oven, grill oven, gas hob and extractor fan. Plumbing for dishwasher. Space for fridge freezer. Door to utility room.

UTILITY ROOM

Double glazed door to rear. Fitted wall and base units with worksurfaces. Sink drainer with mixer tap. Plumbing for washing machine. Radiator. Extractor fan.

CLOAKROOM

Double glazed obscure window to rear. Two piece suite comprising close coupled wc and wash hand basin.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space.

BEDROOM ONE

11'8" x 10'10" (3.56 x 3.32)

Double glazed window to side. Radiator. Built in wardrobes. Door to ensuite.

ENSUITE

Double glazed obscure window to rear. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Shaver point. Extractor fan.

BEDROOM TWO

14'8" x 12'0" max (4.49 x 3.66 max)

Two double glazed windows to front. Double glazed window to side. Radiator. Airing cupboard and storage cupboard housing central heating boiler.

BEDROOM THREE

10'9" x 8'7" (3.29 x 2.63)

Double glazed windows to front and side. Radiator.

BEDROOM FOUR

10'5" x 5'10" (3.18 x 1.80)

Double glazed window to side. Radiator.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with mixer, wash hand basin and close coupled wc. Shaver point. Radiator. Extractor fan.

FRONT GARDEN

Mature hedging and planting.

REAR GARDEN

Laid to lawn with rear width patio area, hedging and planted borders. Gated access to driveway. Timber storage shed.

Tel: 01908 304480

GARAGE AND DRIVEWAY

Up and over door. Power and light. Hardstanding driveway parking in front.

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.

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.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.



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.