

Cauldwell

PROPERTY SERVICES



15 Kernal Close

Oakgrove, Milton Keynes, MK10 9ST

£795,000



15 Kernal Close

Oakgrove, Milton Keynes, MK10 9ST

£795,000



ENTRANCE HALL

Composite double glazed door with windows to front and side. Stairs to first floor landing. Radiator. Understairs storage cupboard.

KITCHEN/DINING ROOM

16'11" x 12'9" (5.17 x 3.90)

Triple glazed windows to front and rear with blinds. Fitted with a range of wall and base units with work surfaces. Under cupboard lighting. One and half bowl sink drainer with mixer tap and filter drinking water tap. Electric oven, four ring hob and extractor hood. Integral fridge freezer, washing machine and dishwasher. Breakfast bar island with base units and work surfaces. Radiator. LED lighting. Double doors to dining room.

SUN ROOM/DINING ROOM

11'4" x 9'1" (3.46 x 2.79)

Triple glazed windows to side and rear. Double glazed French doors to rear. Two double glazed sky lights to rear. Radiator. Arch to living room.

LIVING ROOM

17'1" x 12'5" (5.21 x 3.79)

Double glazed French doors to rear. Triple glazed windows to rear. Television point. Two radiators.

FAMILY ROOM/HOME OFFICE

12'6" x 11'1" (3.82 x 3.39)

Two triple glazed windows to front with blinds. Fibre internet point. Radiator.

CLOAKROOM

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

FIRST FLOOR LANDING

Stairs from entrance hall. Stairs to second floor landing. Radiator. Triple glazed windows to front with blinds. Triple glazed door to side leading to balcony.

BALCONY

Glass balustrade with decking to flooring

BEDROOM TWO

12'5" x 12'1" (3.79 x 3.69)

Triple glazed window to rear. Radiator. Built in wardrobes. Door to ensuite.

ENSUITE

Three piece suite comprising double shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Shaver point. Heated towel rail. Extractor fan. LED lighting.

BEDROOM THREE

12'5" x 9'3" (3.81 x 2.83)

Triple glazed door and window to front. Radiator.

BEDROOM FOUR

12'10" x 8'11" (3.92 x 2.73)

Triple glazed window to rear. Triple glazed door and window to front leading to balcony. Radiator.

BEDROOM FIVE

8'9" x 7'7" (2.69 x 2.32)

Triple glazed window to rear, Radiator.

BATHROOM

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

SECOND FLOOR LANDING

Access to loft space. Airing cupboard housing boiler. Radiator.

BEDROOM ONE

16'4" x 12'6" (4.98 x 3.82)

Triple glazed window and door to front. Two radiators. Built in wardrobes.

SHOWER ROOM

12'5" x 4'10" (3.79 x 1.48)

Double glazed obscure window to rear. Three piece suite

comprising double shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc, Shaver point. Heated towel rail. . LED lighting. Extractor fan. Wall mounted cabinet.

FRONT GARDEN

Block paved driveway parking and mature gardens and hedging.

REAR GARDEN

Mainly laid to lawn with patio area, mature trees and plants. Side space. Gated access to front. Outside tap.

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



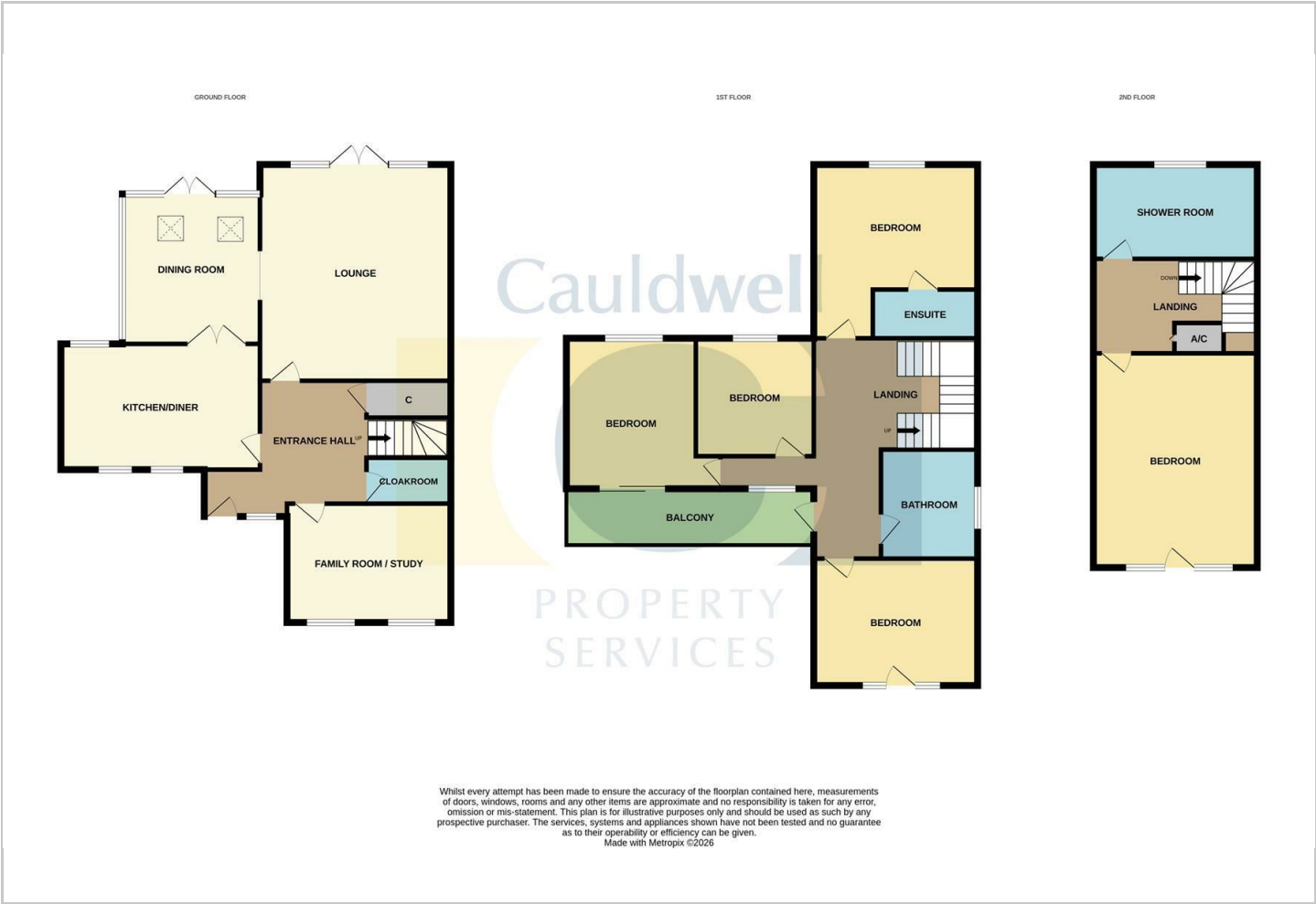
Hybrid Map



Terrain Map



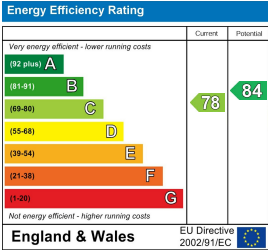
Floor Plan



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.