



20 Prentice Grove

Shenley Brook End MK5 7ES

FINE & COUNTRY

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A four bedroom detached family home occupying a corner plot position with off-road parking for four vehicles in addition to a detached double garage. The property has been sympathetically and tastefully extended offering a large family friendly kitchen/dining room whilst the lounge and dining room have been combined to offer a large open entertaining space with recently installed bi-folding doors looking towards the rear garden.

The property has been sympathetically and tastefully extended offering a large family friendly kitchen/dining room whilst the lounge and dining room have been combined to offer a large open entertaining space with recently installed bi-folding doors looking towards the rear garden.

The accommodation comprises entrance hallway, WC, study, kitchen/breakfast room and the lounge to the rear elevation. On the first floor, there are four good size bedrooms with an en suite facility and family Bathroom. Externally there are gardens to the front and rear, with the latter being well enclosed which in the agents opinion is of a reasonable size.

Description

Entrance hall
Entered via double glazed door; Wooden flooring, Radiator, Ceiling light, Smoke alarm ,
Stairs to first floor landing, Doors off to WC , lounge kitchen and study.

The WC comprises low level WC, circular wash hand basin and vanity unit. Continued wooden flooring, Radiator. Double glazed windows. Ceiling coving. Ceiling light.

The sitting room is a good size with bi-folding doors providing vistas towards the rear garden and patio. There is a large seating area on the right hand side as well as a good size storage cupboard. The focal point of the sitting room is a wood burning stove and there are three central ceiling lights and wooden flooring.

Kitchen dining room-

The kitchen has been extended and has an impressive skylight lantern window with double glazed windows to the front elevation and double opening French style patio doors to the rear leading to outside courtyard space. The kitchen area has been refitted with a range of base and eyelevel units and has a central island unit. The kitchen has been fitted around a Rangemaster style oven and grill with five gas burner hobs and overhead extractor hood by AEG. There is a single sink unit and drainer, built-in dishwasher, oven and microwave. Built in washing machine. Space for an American style fridge freezer. Wall tiling as well. This is very light and spacious family entertaining space with a vertical radiator and cupboard concealing the boiler. Walk in larder.

Study

UPVC double glazed leaded window to the front elevation. Range of eyelevel furniture creating a good size home office large enough for two desk areas with working spaces. Ceiling lights, Wooden flooring.

First floor landing

Doors leading to all bedrooms and airing cupboard. Smoke alarm. Loft access. UPVC double glazed window to side elevation. Ceiling light.

Master bedroom

A good size double bedroom with a range of built-in bedroom furniture. There are leaded UPVC double glazed windows to the front elevation with radiator under. Ceiling light. Door to:

En suite shower room comprising low level WC and wall mounted wash hand basin encased in vanity surround with cupboards under. Large walk in shower unit with





power shower. Heated towel rail. Tiled flooring and walls. Double glazed window to the side elevation. Shaver point. Extractor fan. Ceiling light.

Bedroom two is a good size double bedroom with space for free standing wardrobes and other bedroom furniture. large UPVC double glazed window to rear. Radiator. Ceiling lights.

Bedroom three is also double bedroom with a large UPVC double window to the rear elevation. Radiator. Ceiling light

Bedroom four is a small double bedroom with large double glazed window to the front elevation. Radiator. Ceiling light. Space for freestanding wardrobes.

The bathroom is a three-piece white suite comprising WC, wall mounted wash handbasin in vanity unit with cupboards under and panelled bath. There is a shower, extractor fan and heated towel rail. Opaque double glazed window to the side elevation. Full wall tiling. Extractor, ceiling light and shaving point.

Outside

The front garden is predominantly block paved offering off road car parking and pedestrian access down the side. Detached double garage, twin up and over doors, power and light and storage area to the rear.

The rear gardens are enclosed by timber panel fencing and have been landscaped by the present owners to offer a paved patio area in addition to an extensive raised decking area offering a sheltered outside dining area and space for barbecues and other garden furniture. Railway sleepers and steps lead up to the main garden area which has been landscaped to offer an artificial grass area with space for a family to enjoy. Additionally there are areas for Sun lounging. There are a variety of flowers, shrubs, bushes and plants, external lighting and much, much more.

Location

Shenley Brook End is known as a high-value area in Milton Keynes, offering residents peace and tranquillity while being just a stone's throw from the city centre. This area consistently ranks as one of the top ten locations to buy in Milton Keynes, renowned for its family-friendly environment, green spaces, and excellent local schools.

Catchment Area:

The property lies within the catchment area of several highly rated schools, including Shenley Brook End School and Long Meadow School, making it a prime choice for families.

Location:

Situated just minutes away from Milton Keynes' vibrant city centre, Shenley Brook End provides easy access to shopping centres, restaurants, and entertainment hubs. It also enjoys excellent transport links, with Milton Keynes Central Station offering fast trains to London and the M1 motorway close by for easy commuting.

Local Amenities:

The area is rich in local amenities, including nearby shopping centres like Westcroft District Centre, medical facilities, parks, and leisure options such as Furzton Lake and Loughton Valley Park. Additionally, the property is well-connected to public transport, with bus routes and cycle paths ensuring accessibility to the wider Milton Keynes area.

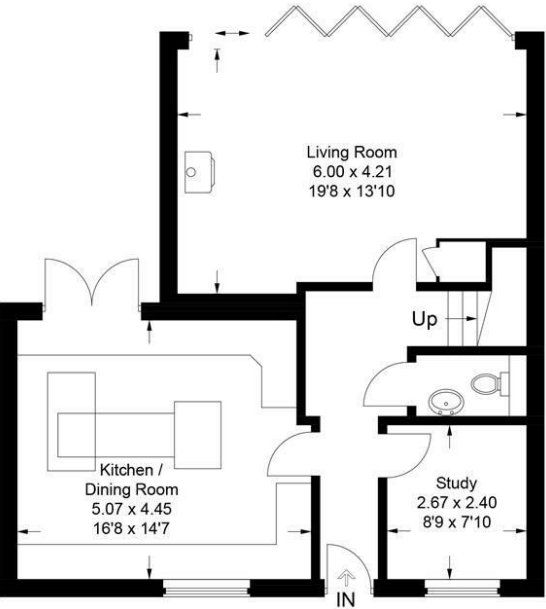




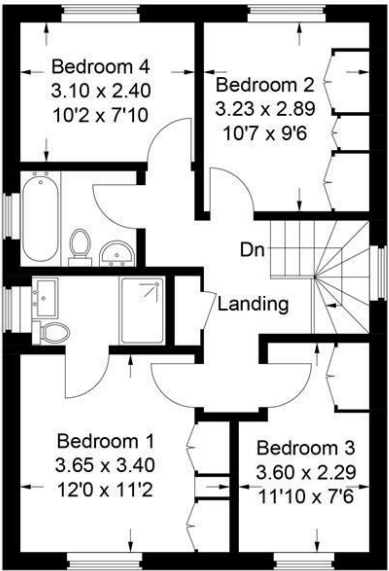




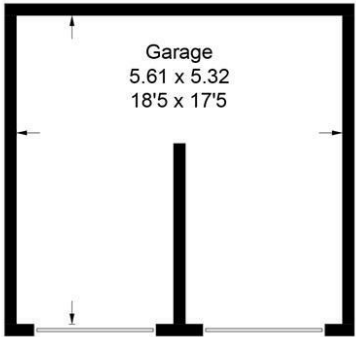
Approximate Gross Internal Area
Ground Floor = 68.1 sq m / 733 sq ft
First Floor = 54.6 sq m / 588 sq ft
Garage = 29.7 sq m / 320 sq ft
Total = 152.4 sq m / 1641 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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