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9 Mentone Avenue, Aspley Guise, Milton Keynes, MK17 8EQ

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£980,000

- FOUR BEDROOM DETACHED FAMILY HOME
- UTILITY ROOM and DOWNSTAIRS CLOAKROOM
- OPEN PLAN FAMILY/DINING ROOM
- CLOSE TO WAVENDON HEATH PONDS and COUNTRYSIDE WALKS
- BEAUTIFULLY PRESENTED THROUGHOUT
- EN-SUITE TO MAIN BEDROOM
- WELL APPOINTED KITCHEN with INTEGRATED APPLIANCES
- PICTURESQUE VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- INTERACTIVE VIRTUAL TOUR

Welcome to this stunning four bedroom extended detached family home, tucked away within the picturesque Bedfordshire village of Aspley Guise, surrounded by the open countryside. With its bright, spacious layout and modern amenities, this property offers versatile space.

From the moment you arrive at the property you can appreciate the elegance and proportion. The well lit entrance hall with an Oak and glass staircase rising to the first floor, lounge that has a Gazco fireplace giving that cozy feeling on a cold day. The heart of the property is the elegant and spacious open planned and well-appointed kitchen/living space, featuring integrated appliances, Karndean flooring, Quooker hot tap and bi-folding doors opening to the rear garden. The kitchen has been custom designed by JS Designs of Olney. The utility room is as stylish as the rest of the house with space for your washing machine and tumble dryer.

The ground floor also offers a downstairs cloakroom and home office, finished with Karndean flooring.

The first floor offers four double bedrooms, with the main bedroom boasting a four piece en-suite and walk-in wardrobe. The four piece family bathroom finishes the first floor.

The rear garden is mainly laid to lawn with a patio seating area offering an extended space from the dining living area via the bi-folding doors. The neighbouring trees offer privacy. The driveway has plenty of parking and unlike most driveways you can park conveniently side by side.

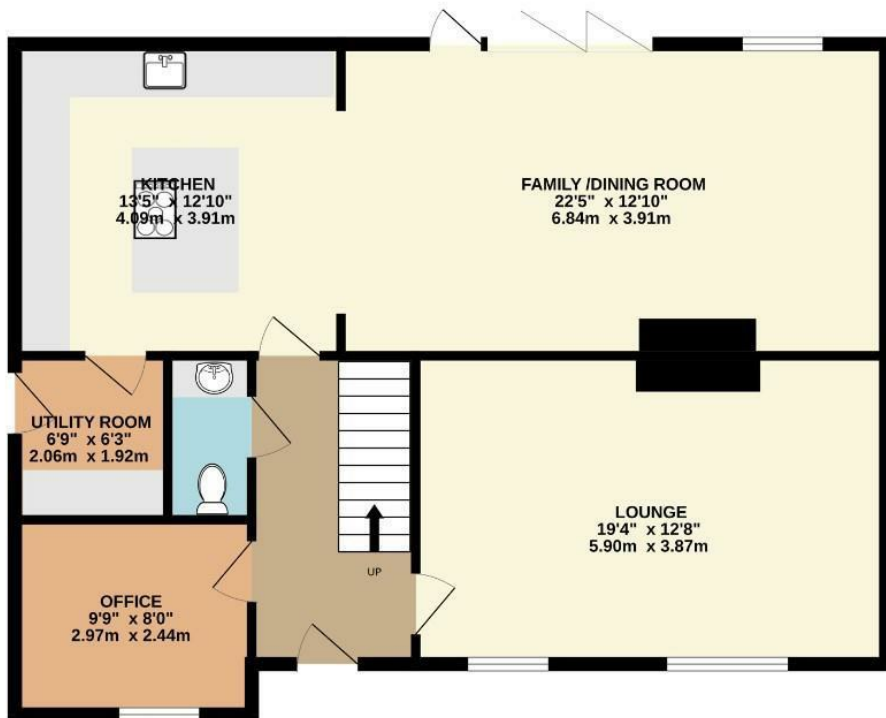
This truly stunning property has been re-wired, re-plumbed, extended and beautifully styled by the current owners. This turn key property is one to view to really admire.

Location

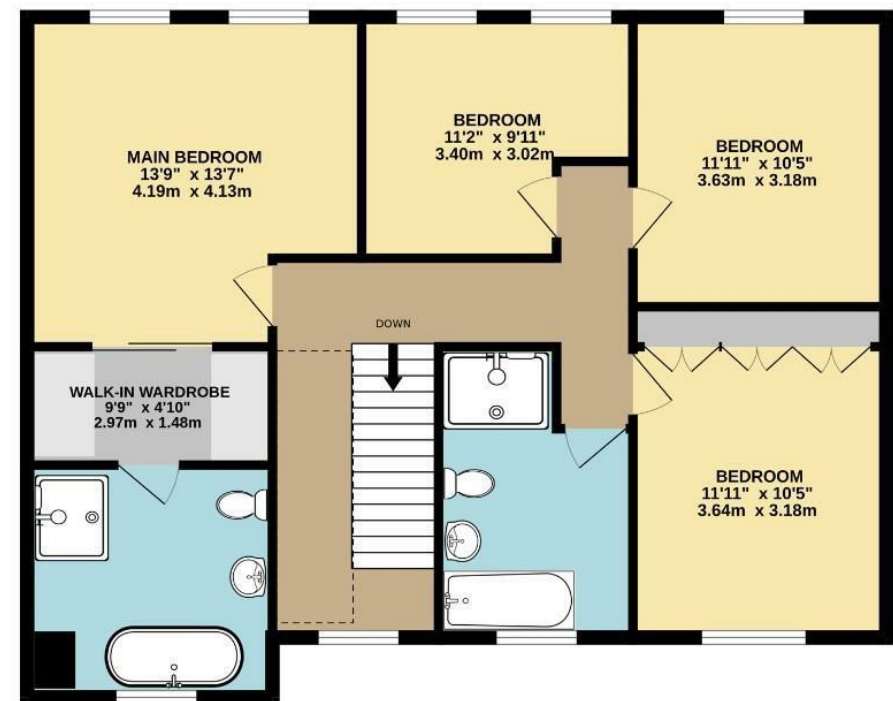
Aspley Guise is a village in Central Bedfordshire, England, located approximately 5 miles north of the town of Milton Keynes and 2 miles west of the town of Woburn. It is known for its picturesque setting, historic buildings, and proximity to areas of natural beauty like the Woburn Abbey estate.

Aspley Guise has a rich history, and its historical buildings include a few Georgian and Victorian houses, as well as the local church, St. John's Church, which dates back to the 12th century. The village offers a variety of amenities, such as local pubs, shops, and schools, and is often sought after for its peaceful village life combined with proximity to urban conveniences.

GROUND FLOOR
922 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR
922 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 1844 sq.ft. (171.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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