







**£350,000**

Located in the popular area of Two Mile Ash in north-west Milton Keynes, is this three/four bedroom extended family home. The ground floor accommodation includes a porch, entrance hall, lounge, kitchen, dining room & study/bedroom four, and on the first floor you have the three bedrooms and a family bathroom. Externally the property benefits from front and rear gardens, with access from the back to the off-road parking.

# Property Description

## **ENTRANCE PORCH**

Entry via obscure UPVC double glazed front door, UPVC double glazed windows to front and side aspect, UPVC obscure double glazed window to side aspect. Wood effect laminate flooring, double glazed wood door to entrance hall, obscure glazed window to stairwell.

## **ENTRANCE HALL**

Doors to lounge and kitchen, stairs rising to first floor, under stairs storage cupboard, radiator.

## **LOUNGE**

UPVC double glazed French doors to garden. Door to dining room, dado rail, internal window to inner hallway, two radiators, television point, telephone point.

## **DINING ROOM**

UPVC double glazed window to front aspect. Door to lounge, open to inner hallway and kitchen, radiator.

## **KITCHEN**

UPVC double glazed window to front aspect. Fitted with a range of base and eye level units with rolled edge work surface over, composite one and a half bowl and drainer unit, integrated: electric oven, four-ring gas hob with extractor hood over; space for under counter fridge and washing machine, wall-mounted boiler, vinyl flooring, open to dining room, door to entrance hall.

## **INNER HALLWAY**

UPVC double glazed French doors to garden, folding door to study. Opening to dining room, double doors to storage cupboard, space for fridge freezer.

## **STUDY**

UPVC double glazed window to rear aspect.

## **LANDING**

Doors to bedrooms and bathroom, access to part boarded loft space.

## **BEDROOM ONE**

UPVC double glazed window to rear aspect. Radiator, built-in wardrobe.

## **BEDROOM TWO**

UPVC double glazed windows to front and rear aspects. Radiator, television point.

## **BEDROOM THREE**

UPVC double glazed window to front aspect. Radiator.

## **BATHROOM**

UPVC double glazed frosted window to front aspect. Low level WC with push button flush, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap over and wall-mounted shower, extractor fan, heated towel rail, part tiled walls, spotlights, tiled floor, shaver point.

## **OUTSIDE**

### **PARKING**

Off-road parking to rear.

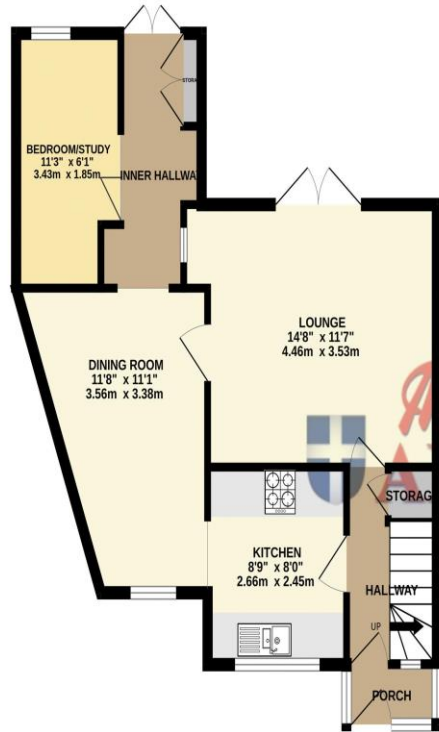
### **FRONT GARDEN**

Enclosed by timber fence panelling and hedging, steps and path to front door, gravel.

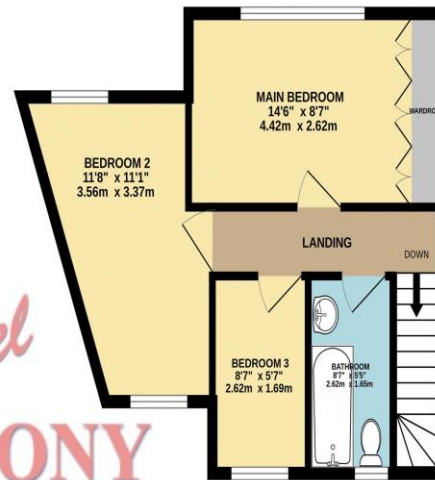
### **REAR GARDEN**

Mainly laid to lawn, enclosed by timber fence panelling, large storage shed, rear gated access, patio area.

GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.

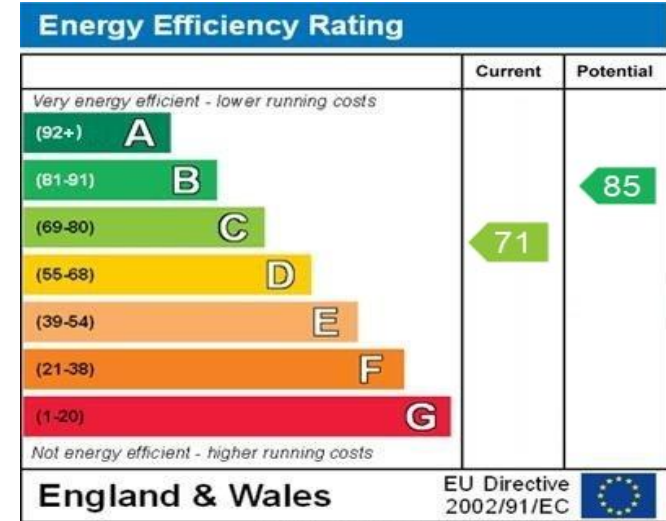


1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.6 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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209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP  
01908 393 553 | miltonkeynes@maea.co.uk