





**£400,000**

Standing on a corner plot within the ever sought-after location of Crownhill, this three-bedroom detached family home requires modernisation throughout but offers tremendous potential to create a wonderful family home. The property has the added benefit of no upper chain with an accommodation comprising kitchen, dining room, lounge, conservatory, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, front and rear gardens, driveway parking and garage.

# Property Description

## **ENTRANCE PORCH**

UPVC obscure glazed door, UPVC double glazed windows to front and side aspects, vinyl flooring, UPVC double glazed door to:

## **ENTRANCE HALL**

Doors to kitchen, dining room, lounge, and downstairs cloakroom, stairs rising to first floor, under stairs storage cupboard, radiator.

## **CLOAKROOM**

UPVC double glazed frosted window to side aspect. Low level WC, wall-mounted wash hand basin, radiator, splashback tiling.

## **LOUNGE**

UPVC double glazed window to rear aspect, UPVC double glazed sliding door to conservatory. Radiator, television point, telephone point, electric fireplace.

## **DINING ROOM**

UPVC double glazed windows to front and side aspects. Radiator.

## **KITCHEN**

UPVC double glazed window to front aspect, UPVC double glazed door to side. Fitted with a range of base and eye level units with rolled edge work surface over, stainless steel one and a half bowl sink with mixer tap over, integrated: double oven, four-ring gas hob with extractor hood over, and dishwasher; space for American-style fridge freezer and washing machine, wall-mounted boiler, splashback tiling, vinyl flooring.

## **CONSERVATORY**

UPVC double glazed conservatory with French doors to garden.

## **LANDING**

UPVC double glazed window to side aspect. Doors to bedrooms and bathroom, airing cupboard housing hot water tank, access to loft space.

## **BEDROOM ONE**

Two UPVC double glazed windows to front aspect, UPVC double glazed window to side aspect. Radiator, built-in wardrobe, door to en-suite.

## **EN-SUITE**

UPVC double glazed window to side aspect. Low level WC with push button flush, pedestal wash hand basin, fully tiled corner shower unit with wall-mounted shower, radiator, part tiled walls, shaver point, extractor fan.

## **BEDROOM TWO**

UPVC double glazed window to rear aspect. Radiator, built-in wardrobe with mirrored sliding doors.

## **BEDROOM THREE**

UPVC double glazed window to rear aspect. Radiator.

## **BATHROOM**

UPVC double glazed frosted window to side aspect. Low level WC, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap and shower over, radiator.

## **OUTSIDE**

### **GARAGE/PARKING**

Single garage, driveway parking.

### **FRONT GARDEN**

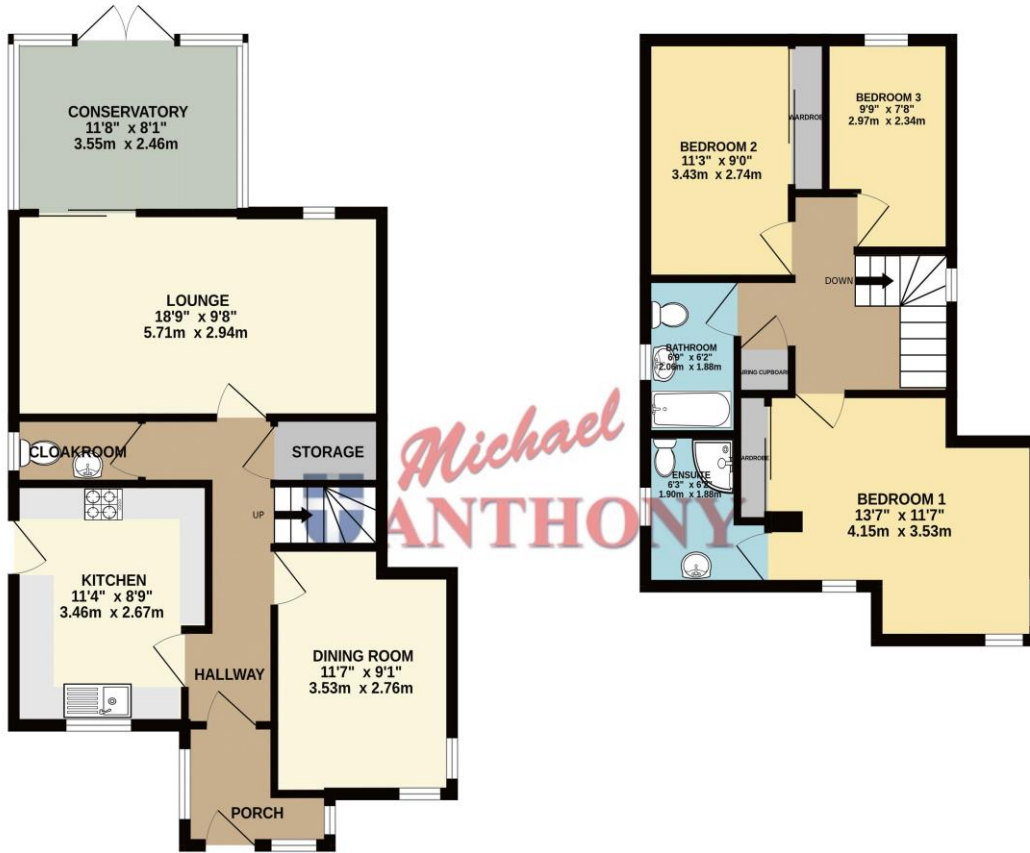
Mainly laid to lawn with shrub/hedge borders, enclosed by hedges.

### **REAR GARDEN**

Mainly laid to lawn with decked area, side gated access, enclosed by timber fence panels and brick wall.

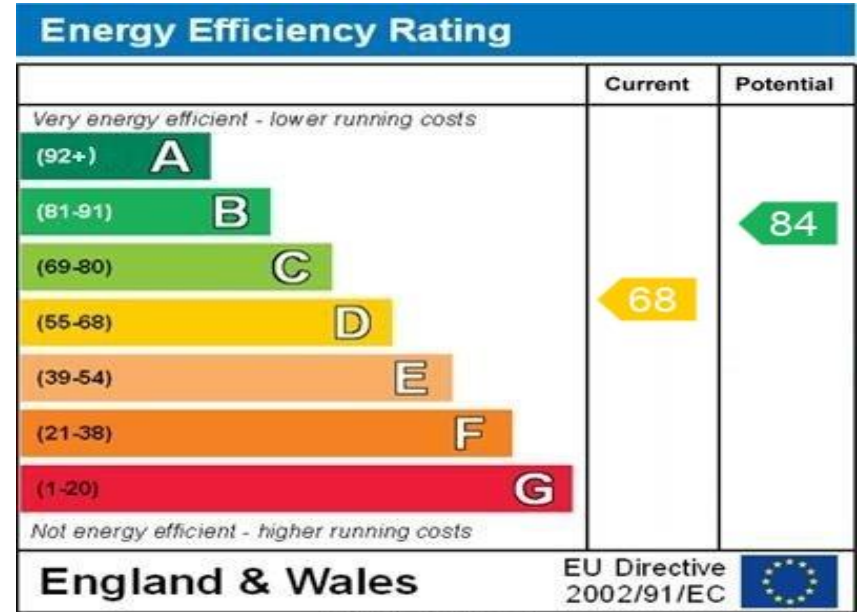
GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.

1ST FLOOR  
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 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.  
Made with Metropix ©2024



WWW.EPC4U.COM

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP  
01908 393 553 | miltonkeynes@maea.co.uk