





**Offers in Excess of  
£650,000**

Situated in a cul-de-sac in the popular location of Two Mile Ash in north-west Milton Keynes is this five double bedroom detached family home. The ground floor accommodation comprises an entrance hall, lounge, dining room, a refitted kitchen/breakfast room, a cloakroom and utility. The first floor features five bedrooms, with two en-suites and a family bathroom. Externally the property has a fully-enclosed rear garden, a double garage and driveway parking for multiple vehicles.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Stairs rising to first floor, under stairs storage cupboard, radiator.

## **CLOAKROOM**

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin radiator.

## **LOUNGE**

Double glazed bay window to front aspect. Two radiators, feature fireplace.

## **DINING ROOM**

Double glazed sliding door to rear. Radiator.

## **KITCHEN**

Fitted with a range of wall-mounted and floor standing units with work surface over, space for Rangemaster cooker, space for American-style fridge freezer, built-in oven, one and a half bowl sink unit with drainer, integrated dishwasher.

## **UTILITY**

A range of wall-mounted and floor standing units with work surface over, space for tumble dryer, plumbing for washing machine, wall-mounted gas fired boiler, stainless steel sink unit with mixer tap and drainer, radiator, extractor fan.

## **LANDING**

Access to loft space, radiator, airing cupboard housing lagged copper water cylinder.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, built-in wardrobe.

## **EN-SUITE**

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin, shower unit, part tiled walls, radiator.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

## **EN-SUITE**

Double glazed frosted window to rear aspect. Low level WC, shower units, pedestal wash hand basin, radiator.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **BEDROOM FOUR**

Double glazed window to rear aspect. Radiator.

## **BEDROOM FIVE**

Double glazed window to front aspect. Radiator,

## **BATHROOM**

Double glazed frosted window to rear aspect. Panelled bath, low level WC, pedestal wash hand basin, part tiled walls, radiator.

## **OUTSIDE**

## **GARAGE**

Double garage with metal up and over door, power and lighting.

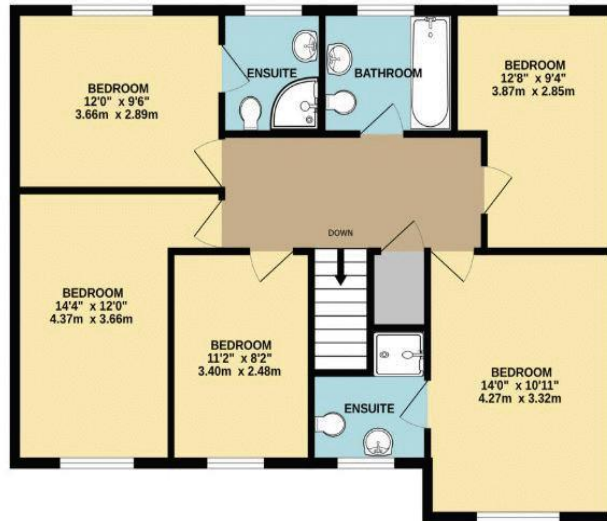
## **REAR GARDEN**

Mainly laid to lawn with flower and shrub beds, outside light, cold water tap, gated side access, enclosed by panel fencing.

GROUND FLOOR  
976 sq.ft. (90.7 sq.m.) approx.




1ST FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 1837 sq.ft. (170.7 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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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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