





Guide Price
£600,000

Situated within the sought-after area of Bancroft, this four bedroom detached family home is brought to the market with no upper chain and has been tastefully refurbished throughout. The property comprises, in brief, a kitchen/diner with breakfast area, downstairs cloakroom, lounge, conservatory, four bedrooms with an en-suite to the main bedroom, and a family bathroom. The property further benefits from front and rear gardens, driveway parking for multiple vehicles and a double garage.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

UPVC double glazed window to front aspect. Stairs rising to first floor, radiator, doors to cloakroom and lounge, flow through to kitchen/diner.

CLOAKROOM

UPVC double glazed frosted window to front aspect. Low level WC with push button flush, wash hand basin in vanity unit, built-in cupboard, splashback tiling, radiator.

LOUNGE

UPVC double glazed window to front aspect, UPVC double glazed door to conservatory. Radiator.

CONSERVATORY

UPVC double glazed conservatory with doors to rear and side. Feature fireplace.

KITCHEN/DINING ROOM

UPVC double glazed window to front aspect, UPVC double glazed door to conservatory. Fitted with a range of base and eye level units with square edge work surface over, island with storage and further base units, Bosch integrated: frost-free fridge freezer, dishwasher, washing machine, oven, microwave oven, five-ring gas hob with extractor fan over; single drainer sink unit with mixer tap over, wine fridge, wall-mounted combi boiler, radiator.

LANDING

UPVC double glazed window to rear aspect. Radiator, access to loft space, doors to bedrooms and bathroom.

BEDROOM ONE

UPVC double glazed window to front aspect. Radiator, door to en-suite.

EN-SUITE

UPVC double glazed frosted window to front aspect. Low level WC with push button flush, pedestal wash hand basin, fully tiled shower cubicle with rainfall shower, part tiled walls, heated towel rail, extractor fan.

BEDROOM TWO

UPVC double glazed window to rear aspect. Radiator.

BEDROOM THREE

UPVC double glazed window to rear aspect. Radiator.

BEDROOM FOUR

UPVC double glazed window to front aspect. Radiator.

BATHROOM

UPVC double glazed frosted window to front aspect. Pedestal wash hand basin, low level WC with push button flush, heated towel rail, panelled bath with mixer tap and rainfall shower attachment, part tiled walls, extractor fan.

OUTSIDE

GARAGE/PARKING

Garage with power and lighting. Driveway with LED sensor lighting providing parking for several cars.

FRONT GARDEN

Laid to lawn with path to front door, outside light, gated side access, flower/shrub beds.

REAR GARDEN

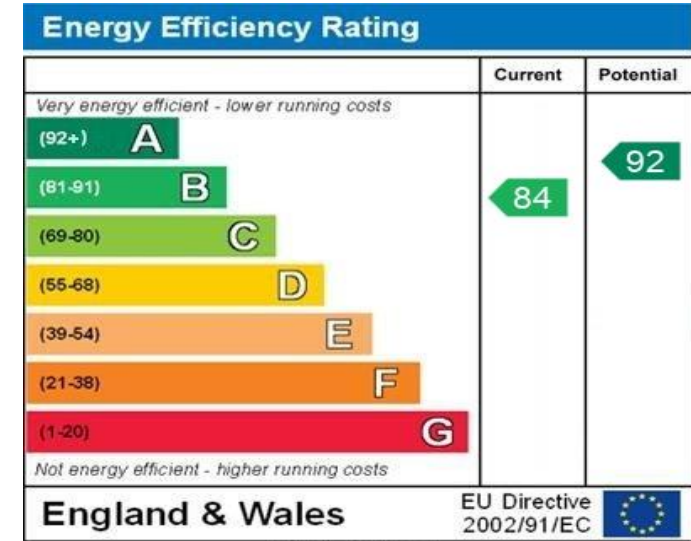
Laid to lawn with outside tap, patio light, LED sensor lights, variety of trees and shrubs, patio area, side gated access, enclosed by timber fence panelling.

Approximate Gross Internal Area 1703 sq ft - 159 sq m

Ground Floor Area 770 sq ft – 72 sq m

First Floor Area 614 sq ft – 57 sq m

Garage Area 319 sq ft – 30 sq m



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