







**Fixed £550,000**

Situated in a quiet cul-de-sac in the sought after location of Grange Farm on the west side of Milton Keynes, is this well presented four-bedroom detached property which benefits from having a self-contained annexe/studio. In the main house you are greeted by an entrance hall, two reception rooms, a modern open-plan kitchen/dining space and a downstairs cloakroom. The first-floor accommodation comprises four bedrooms with an en-suite shower room to main, and a refitted family bathroom. The annexe provides a versatile space which could be used as a separate studio, work-from-home area, guest lodging or gym and features a kitchen/dining/living area, bedroom area and separate shower room. The property also boasts a fully-enclosed, private rear garden, a part-converted single garage and a double driveway providing ample off-road parking.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE PORCH

Wood effect laminate flooring, doors to study, lounge, cloakroom and kitchen, stairs rising to first floor, radiator.

## CLOAKROOM

Low level WC, wall-mounted wash hand basin, splash back tiling, heated towel rail, extractor fan.

## LOUNGE

UPVC double glazed window to the front, door to kitchen, television point, wood effect laminate flooring, radiator.

## STUDY

UPVC double glazed window to the front, radiator.

## KITCHEN/DINER

UPVC double glazed window to the rear, three UPVC double glazed doors to the rear, fitted with a range of base and eye level units with granite work surface over, splashback, single drainer sink unit with mixer tap over, built-in: washing machine, dishwasher, fridge freezer, cooker with gas hob and extractor fan over.

## LANDING

Doors to bedrooms and bathroom, access to loft void, airing cupboard.

## BEDROOM ONE

UPVC double glazed window to the front, radiator, door to en-suite.

## EN-SUITE

UPVC double glazed frosted window to the front, fully tiled shower cubicle, pedestal wash hand basin, splashback tiling, low level WC with push button flush, radiator.

## BEDROOM TWO

UPVC double glazed window to the front, radiator.

## BEDROOM THREE

UPVC double glazed window to the rear, radiator.

## BEDRPOOM FOUR

UPVC double glazed window to the rear, radiator.

## BATHROOM

UPVC double glazed frosted window to the rear, panelled bath with mixer tap and shower attachment, extractor fan, wall-mounted wash hand basin, low level WC with push button flush, radiator, heated towel rail.

## ANNEXE

UPVC double glazed window to the front, UPVC double glazed door to the front, single drainer sink unit with mixer tap over, fitted with a range of base and eye level units, space for fridge and freezer, two radiators, door to bathroom, splashback tiling.

## BATHROOM

UPVC double glazed frosted window to the front, extractor fan, radiator, pedestal wash hand basin, splash back tiling, fully tiled shower cubicle.

## OUTSIDE

## GARAGE/PARKING

Garage with metal up and over door, power and lighting. Driveway parking for four cars.

## FRONT GARDEN

Path to front door, gravelled area, outside light.

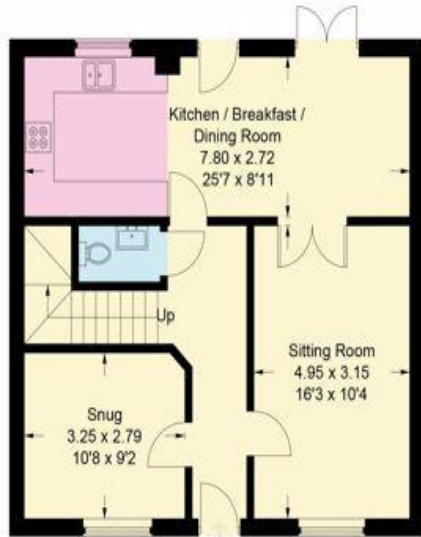
## REAR GARDEN

Laid to lawn area, enclosed by timber fence panelling, paved patio area, gated side access, outside light, outside tap.

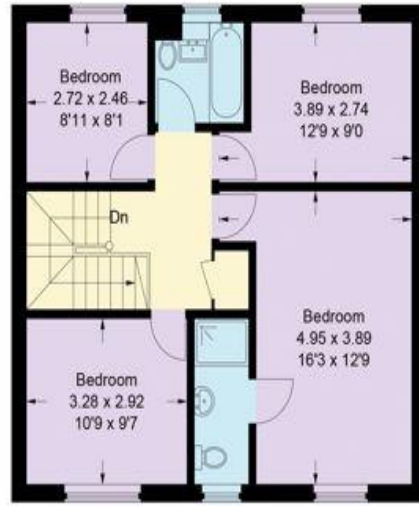


## Mahoney Court

Approximate Gross Internal Area  
 Ground Floor = 61.3 sq m / 660 sq ft  
 First Floor = 60.8 sq m / 654 sq ft  
 Annexe = 28.2 sq m / 303 sq ft (Including Store)  
 Total = 150.3 sq m / 1617 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)  
Annexe

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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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>                            | 76                      | 84        |
| (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 |                         |           |
| <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

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