





**Offers in Excess
of £650,000**

Situated in a quiet cul-de-sac in the popular location of Westcroft in west Milton Keynes, is this five-bedroom detached townhouse. Set over three floors, the ground floor comprises an entrance hall opening into a dining room, a lounge, downstairs cloakroom, and a kitchen/breakfast room/utility area. On the first floor you have three bedrooms, with an accompanying en-suite area to the main bedroom, and a four-piece family bathroom. The second floor features two further double bedrooms and a shower room. The property also boasts front and rear gardens, a double garage and driveway parking for multiple vehicles.

Property Description

ENTRANCE

Front door with storm porch over to:

ENTRANCE HALL

Doors to lounge, cloakroom and kitchen/breakfast room, stairs rising to first floor, under stairs storage cupboard.

CLOAKROOM

Low level WC with push button flush, wash hand basin with mixer tap over, extractor fan, part tiled walls, tiled floor.

LOUNGE

UPVC double glazed bay window to front aspect, UPVC double glazed French doors and windows to garden. Feature gas fireplace, telephone point, television point, tiled floor.

DINING ROOM

UPVC double glazed bay window to front aspect. Radiator, tiled floor.

KITCHEN

UPVC double glazed French doors to garden, UPVC double glazed windows to side and rear aspects. Fitted with a range of base and eye level units with square edge quartz work surface over, stainless steel one and a half bowl sink unit with mixer tap over, space for: range cooker, fridge freezer, dishwasher, and washing machine; radiator, television point, telephone point, spotlights.

LANDING (First Floor)

UPVC double glazed windows to front and rear aspects. Doors to bedrooms one, four, five and family bathroom, two radiators, airing cupboard housing hot water cylinder, Karndean flooring, stairs rising to second floor.

BEDROOM ONE

Two UPVC double glazed windows to front aspect. Door to en-suite, two radiators, television point, Karndean flooring, access to loft space.

EN-SUITE

UPVC double glazed frosted window to rear aspect. Low level WC with push button flush, pedestal wash hand basin, fully tiled shower cubicle with wall-mounted shower and rainfall shower head, spotlights, extractor fan, heated towel rail, shaver point, part tiled walls, tiled floor.

BEDROOM FOUR

UPVC double glazed window to front aspect. Radiator, built-in wardrobe, television point, Karndean flooring.

BEDROOM FIVE

UPVC double glazed window to front aspect. Radiator, built-in wardrobe, television point, Karndean flooring.

BATHROOM

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

LANDING (Second Floor)

Double glazed Velux window to front aspect. Doors to bedrooms two, three and shower room, Karndean flooring.

BEDROOM TWO

UPVC double glazed window to front aspect, double glazed Velux window to rear aspect. Radiator, Karndean flooring, television point, access to loft space.

BEDROOM THREE

UPVC double glazed window to front aspect, double glazed Velux window to rear aspect. Radiator, Karndean flooring, television point, access to loft space.

SHOWER ROOM

Double glazed Velux window to rear aspect. Low level WC with push button flush, pedestal wash hand basin with mixer tap over, fully tiled double width shower cubicle with wall-mounted shower and rainfall shower head, spotlights, extractor fan, part tiled walls, shaver point, Karndean flooring.

OUTSIDE

GARAGE/PARKING

Double garage with two electric doors, power and lighting, base and eye level units with work surface over. Block paved driveway providing driveway parking for multiple vehicles.

FRONT GARDEN

Path to front door, gravel area, outside light, partly enclosed by low level brick wall.

REAR GARDEN

Mainly laid to lawn with patio areas, decking area, outside light, outside tap, side gated access, all enclosed by timber fence panelling.



Total area: approx. 219.4 sq. metres (2362.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurement of doors, windows and rooms as well as positioning of any fixtures, fittings or features are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective tenant or purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for guidance and should not be relied upon as a basis for valuation.
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | 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.

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