





£425,000

Michael Anthony proudly offer for sale a three bedroom link-detached family home set in a cul-de-sac location in the sought after area of Willen Park. Comprising of an Entrance Hall, Cloakroom, Lounge/Diner with French doors to the Garden, Kitchen, a Garage converted Studio and a Driveway providing off road parking. This property must be viewed to appreciate the location and close proximity to the picturesque canal and overall condition.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, understairs storage cupboard, radiator, doors to cloakroom, kitchen and lounge/diner.

CLOAKROOM

Double glazed window to front aspect. Low level w.c., wall mounted wash hand basin.

LOUNGE/DINER

Double glazed window to front aspect, double glazed double doors to rear.

KITCHEN

Frosted double glazed window to side aspect, double glazed window to rear aspect. Range of wall mounted and floor standing units with work surface over, space for cooker with extractor fan over, single drainer sink with mixer tap, integrated fridge and freezer, plumbing for washing machine, space for tumble dryer.

LANDING

Access to loft space, airing cupboard housing water heating system, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window to rear aspect. Vanity wash hand basin, low level w.c., panelled bath with shower over, part tiled walls, heated towel radiator.

OUTSIDE

STUDIO

Double glazed window to rear aspect. Power and light, heated towel rail.

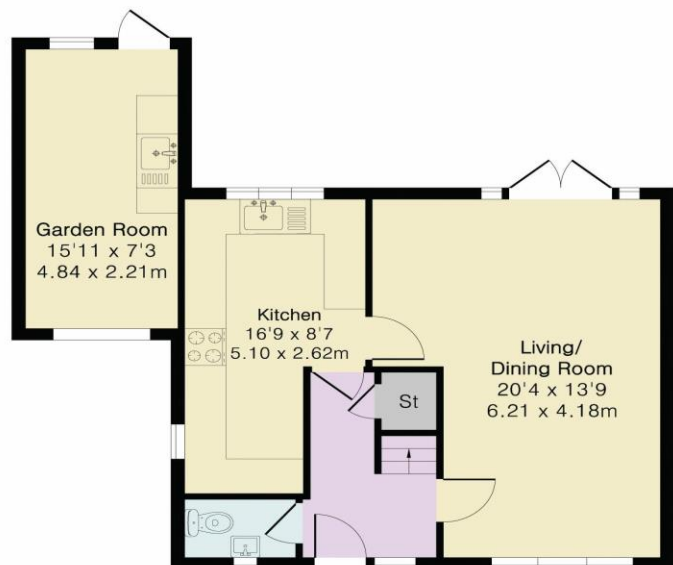
REAR GARDEN

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

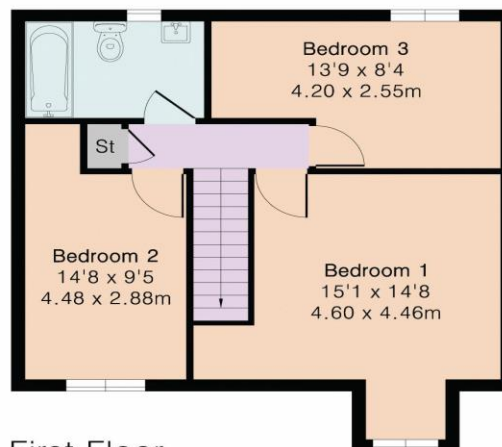
Approximate Gross Internal Area 1053 sq ft - 98 sq m

Ground Floor Area 579 sq ft – 54 sq m

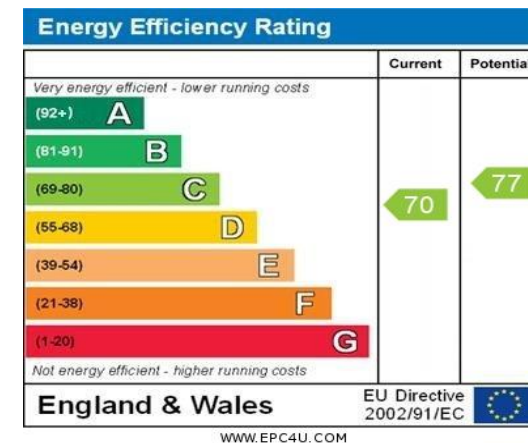
First Floor Area 474 sq ft – 44 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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