





Guide Price
£525,000

Located within the ever sought after location of Shenley Lodge this impressive four bedroom detached family home is offered to the market with many benefits including kitchen/diner, two reception rooms, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, gardens, garage and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, doors to lounge, cloakroom, and kitchen, radiator.

CLOAKROOM

Wall-mounted wash hand basin, low level WC with push button flush, extractor fan, part tiled walls, radiator.

LOUNGE

UPVC double glazed windows to front and side aspects. Radiator, television point, feature fireplace.

DINING AREA

UPVC double glazed window to front aspect. Radiator, flow through to conservatory.

KITCHEN

UPVC double glazed window to side aspect. Fitted with a range of base and eye level units with square edge work surface over, splashback tiling, oven and hob with extractor over, built-in dishwasher, one and a half bowl and drainer with mixer tap, built-in fridge, built-in freezer, flow through to dining area and utility room.

UTILITY

Work surface over, radiator, door to garage, plumbing for washing machine.

CONSERVATORY

UPVC double glazed windows to side and rear aspects, UPVC double glazed door to rear.

LANDING

Doors to bedrooms and bathroom, radiator, airing cupboard housing combi boiler, access to loft space.

BEDROOM ONE

UPVC double glazed window to side aspect. Radiator, built-in wardrobe, door to en-suite.

EN-SUITE

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

BEDROOM TWO

UPVC double glazed window to side aspect. Radiator.

BEDROOM THREE

UPVC double glazed window to side aspect. Radiator.

BEDROOM FOUR

UPVC double glazed windows to front and side aspects. Radiator.

BATHROOM

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

GARAGE

Garage with power and lighting, metal up and over doors, door to garden.

FRONT GARDEN

Path to front door, gravel area, driveway parking.

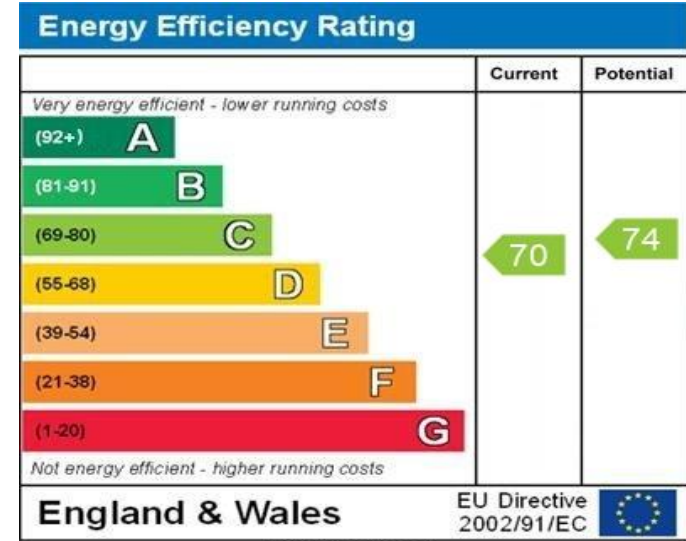
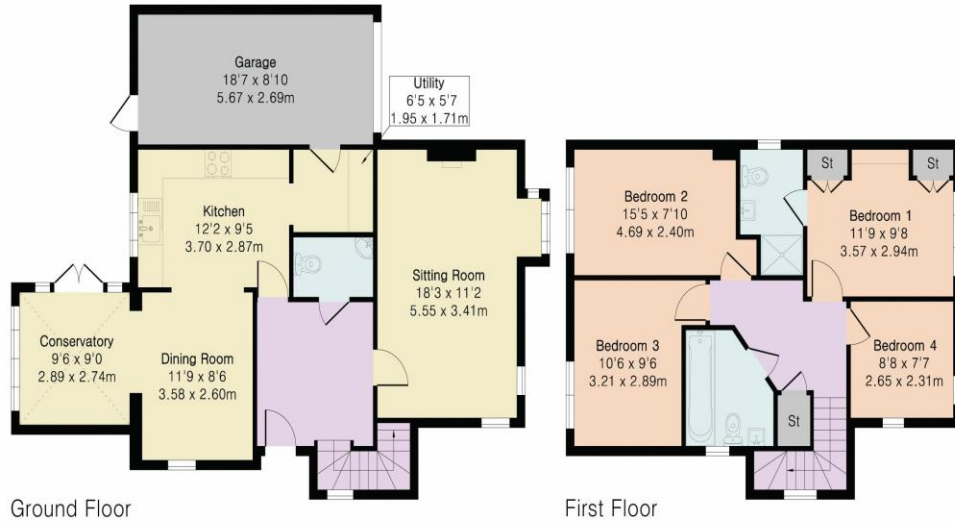
REAR GARDEN

Laid to lawn with outside tap, outside light, gravel area, enclosed by timber fence panelling, decking.

**Approximate Gross Internal Area 1508 sq ft - 140 sq m
(Including Garage)**

Ground Floor Area 891 sq ft – 83 sq m

First Floor Area 617 sq ft – 57 sq m



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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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