





£450,000

Situated within the sought after location of Monkston this three bedroom detached family home is offered to the market chain free with many benefits including two reception rooms, kitchen/dining room, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, front and rear gardens, garage and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Double glazed window to side aspect. Stairs rising to first floor, doors to lounge and cloakroom, radiator.

CLOAKROOM

Double glazed frosted window to front aspect. Low level WC with push button flush, radiator, wall-mounted wash hand basin.

LOUNGE

Double glazed window to front aspect. Television point, radiator, feature fireplace.

DINING ROOM

Double glazed sliding door to conservatory. Under stairs storage cupboard, flow through to kitchen.

CONSERVATORY

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

KITCHEN

Double glazed window to front aspect. Fitted with a range of base and eye level units with rolled edge work surface over, oven and hob with extractor over, plumbing for dishwasher, splashback, one and a half bowl and drainer with mixer tap, space for fridge freezer.

LANDING

Access to loft space, doors to bedrooms and bathroom, airing cupboard.

BEDROOM ONE

Double glazed window to front aspect. Built-in wardrobe, door to en-suite.

EN-SUITE

Double glazed frosted window to front aspect. Fully tiled shower cubicle, low level WC with push button flush, radiator, pedestal wash hand basin, extractor fan, splashback tiling.

BEDROOM TWO

Double glazed windows to front and rear aspects. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC with push button flush, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, radiator, fully tiled walls, extractor fan.

OUTSIDE

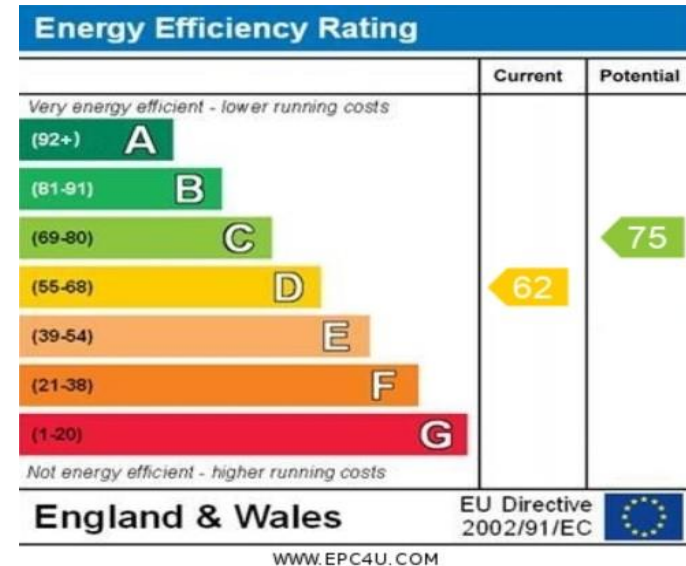
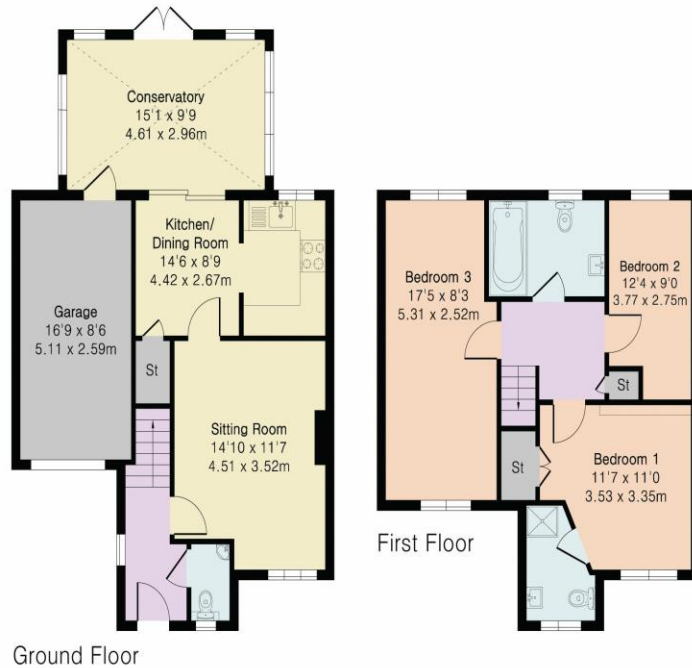
GARAGE

Garage with metal up and over door, wall-mounted combi boiler, power and light, space for tumble dryer, plumbing for washing machine.

**Approximate Gross Internal Area 1209 sq ft - 112 sq m
(Including Garage)**

Ground Floor Area 683 sq ft – 63 sq m

First Floor Area 526 sq ft – 49 sq m



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

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP
01908 393 553 | miltonkeynes@maea.co.uk