





£725,000

Located within the ever sought after location of Old Farm Park ideally positioned within walking distance to the countryside as well as providing easy access to central Milton Keynes, this impressive four double bedroom detached family home is offered to the market with many benefits including kitchen/living space, two reception rooms, en-suite to main and second bedroom, family bathroom and additional downstairs cloakroom, gardens, double garage and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Double glazed window to front aspect. Radiator, stairs rising to first floor.

CLOAKROOM

Low level WC, wall-mounted wash hand basin, radiator, extractor fan.

LOUNGE

Two double glazed windows to front aspect. Radiator.

STUDY

Two double glazed windows to front aspect. Radiator.

KITCHEN/DINING ROOM

Two double glazed windows to rear aspect, double glazed double doors to rear. Fitted with a range of wall-mounted and floor standing units with work surface over, integrated: dishwasher, fridge freezer, built in oven, hob with extractor fan over, sink unit with mixer tap and drainer, two radiators.

UTILITY

Door to side. A range of wall-mounted and floor standing units with work surface over, plumbing for washing machine, wall-mounted gas fired boiler, stainless steel sink unit with mixer tap and drainer.

LANDING

Double glazed window to front aspect. Doors to bedrooms and bathroom, radiator, access to boarded loft space with power and light via extending ladder, airing cupboard housing water heating system.

BEDROOM ONE

Two double glazed windows to front aspect. Radiator.

DRESSING AREA

Four built-in wardrobes.

EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, shower unit, extractor fan, pedestal wash hand basin, heated towel rail.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built-in wardrobe.

EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin, shower unit, heated towel rail, extractor fan.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Two double glazed windows to front aspect. Radiator.

BATHROOM

Double glazed frosted window to side aspect. Low level WC, pedestal wash hand basin, panelled bath, shower unit, tiled walls, extractor fan, heated towel rail.

GARAGE/PARKING

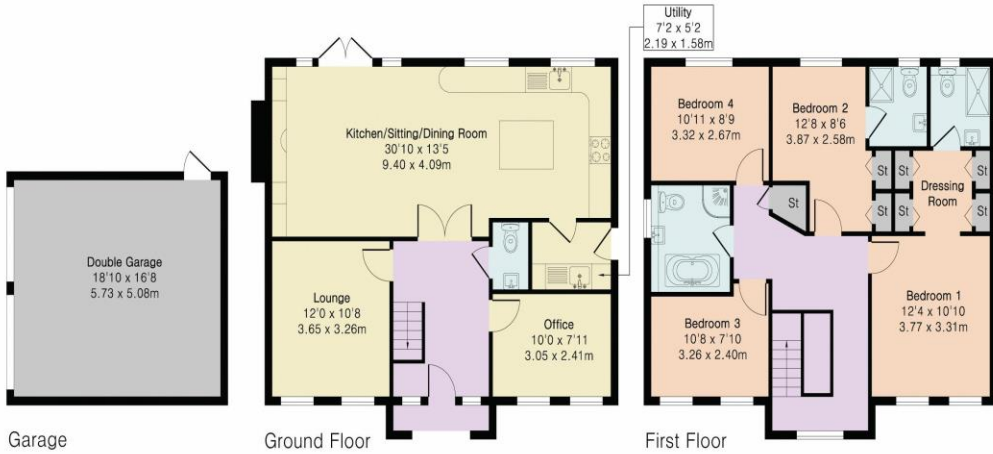
Double garage with metal up and over door, power and lighting. Driveway parking for several vehicles.

REAR GARDEN

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

**Approximate Gross Internal Area 1589 sq ft - 148 sq m
(Excluding Garage)**

Ground Floor Area 783 sq ft – 73 sq m
 First Floor Area 806 sq ft – 75 sq m
 Garage Area 313 sq ft – 29 sq m



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 81 |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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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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