





£850,000

Located within the ever sought after area of Willen this spacious four bedroom detached family home has been tastefully extended and beautifully presented throughout is offered to the market chain free with many benefits including a wonderful open plan kitchen/Diner, two reception rooms, utility room, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, generous size rear garden, double garage and driveway parking for several vehicles.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

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

CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, heated towel rail, wash hand basin in vanity unit.

LOUNGE

Double glazed bay window to front aspect, double glazed window to side aspect. Radiator.

STUDY

Double glazed window to side aspect. Radiator.

KITCHEN

Double glazed bi-folding doors to rear, double glazed window to side aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, integrated: fridge freezer, freezer, dishwasher, and hob with extractor fan over; built-in oven, one and a half bowl stainless steel sink unit with mixer tap and drainer, two radiators, under floor heating, orangery.

UTILITY

Double glazed window to rear aspect. A range of wall-mounted and floor standing units with work surface over, plumbing for washing machine, plumbing for washing machine, stainless steel sink with mixer tap.

LANDING

Double glazed window to side aspect. Doors to bedrooms and bathroom, airing cupboard housing lagged copper water cylinder, access to loft space via extending ladder with power and lighting.

BEDROOM ONE

Two double glazed windows to front aspect. Radiator.

EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, shower unit, wash hand basin in vanity unit, tiled walls, bath.

BEDROOM TWO

Double glazed windows to front and side aspects. Radiator, built-in wardrobe.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to side aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Shower unit, low level WC, tiled walls, bath, wash hand basin in vanity unit, heated towel rail.

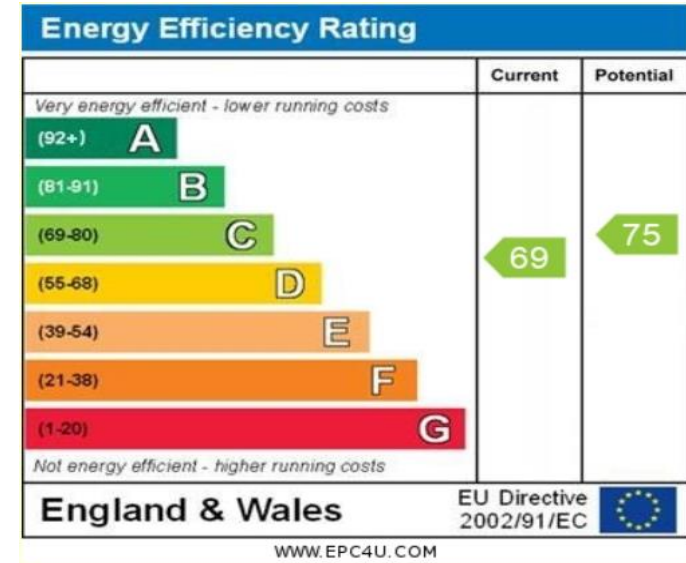
OUTSIDE

**Approximate Gross Internal Area 2052 sq ft - 191 sq m
(Excluding Garage)**

Ground Floor Area 1035 sq ft – 96 sq m

First Floor Area 1017 sq ft – 95 sq m

Garage Area 425 sq ft – 39 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

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