





£360,000

Located within the popular estate of Stantonbury providing easy access to all local amenities this four bedroom semi detached family home is offered to the market with many benefits including, two reception rooms, kitchen/diner, family bathroom, shower room and additional downstairs cloakroom, front and rear gardens, garage and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Door to cloakroom.

CLOAKROOM

UPVC double glazed frosted window to front aspect. Wall-mounted wash hand basin, low level WC with push button flush, part tiled walls.

LOUNGE

UPVC double glazed window to front aspect. Wall-mounted boiler, radiator, stairs rising to first floor, under stairs storage cupboard, door to second reception room.

RECEPTION ROOM

Radiator, television point, door to dining area.

KITCHEN

UPVC double glazed window to rear aspect. Fitted with a range of base and eye level units with rolled edge work surface over, splashback tiling, radiator, space for fridge freezer, oven and hob with extractor overhead, plumbing for dishwasher, double bowl and drainer with mixer tap over, doors to shower room and garage.

DINING AREA

UPVC double glazed door and window to rear. Radiator.

SHOWER ROOM

Pedestal wash hand basin, low level WC with push button flush, fully tiled shower cubicle, fully tiled walls, extractor fan, heated towel rail.

LANDING

Doors to bedrooms and bathroom, airing cupboard housing hot water tank.

BEDROOM ONE

UPVC double glazed window to rear aspect. Radiator.

BEDROOM TWO

UPVC double glazed window to front aspect. Radiator.

BEDROOM THREE

UPVC double glazed window to rear aspect. Radiator.

BEDROOM FOUR

UPVC double glazed window to side aspect. Radiator.

BATHROOM

UPVC double glazed frosted window to front aspect. Pedestal wash hand basin, part tiled walls, low level WC with push button flush, heated towel rail, panelled bath with mixer tap and shower attachment.

OUTSIDE

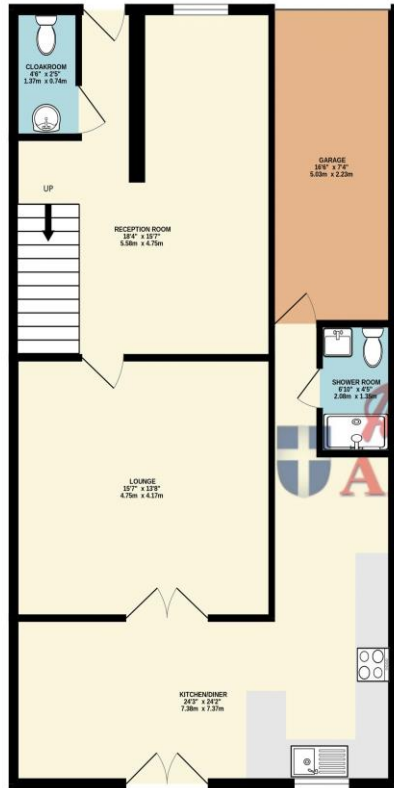
GARAGE/PARKING

Power and lighting, Driveway parking.

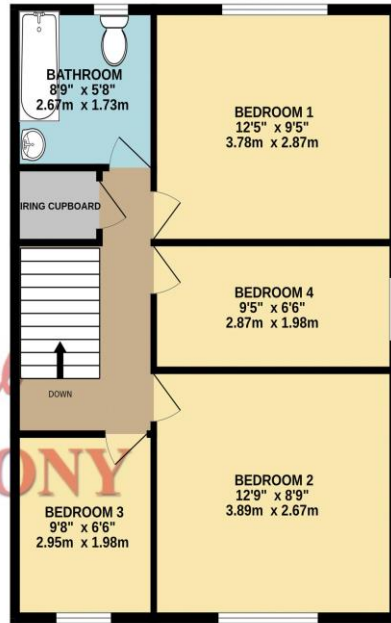
FRONT GARDEN

Laid to lawn.

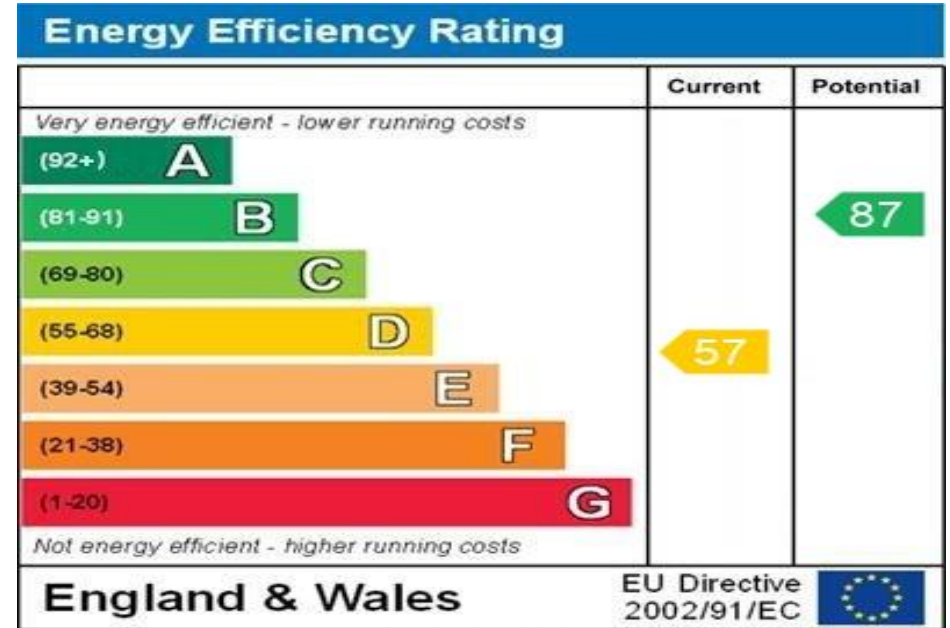
GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 1656 sq.ft. (153.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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