





**£395,000**

Situated in the popular location of Two Mile Ash in the north-west of Milton Keynes this three bedroom detached family home is offered to the market chain free with many benefits including two reception rooms, kitchen, family bathroom and additional downstairs cloakroom, rear garden, garage/office and driveway parking for multiple vehicles.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs rising to first floor, radiator, doors to lounge and dining room.

## CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, tiled walls, radiator, wash hand basin in vanity unit.

## LOUNGE

Double glazed windows to front and rear aspects. Two radiators, electric feature fireplace.

## DINING ROOM

Double glazed bay window to front aspect. Radiator, space for American style fridge freezer.

## KITCHEN

Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with mixer tap and drainer, integrated slimline dishwasher, built-in oven and gas hob with extractor fan over, under stairs storage cupboard.

## LANDING

Double glazed frosted window to rear aspect. Doors to bedrooms and bathroom, access to loft space.

## BEDROOM ONE

Double glazed windows to front and rear aspects. Two radiators.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## OFFICE

Double glazed frosted window to rear aspect. Radiator, access to loft space, wall-mounted gas fired boiler.

## STORE

Metal up and over door, plumbing for washing machine, cold water tap.

## BATHROOM

Double glazed frosted window to front aspect. Wash hand basin in vanity unit, low level WC, shower unit, tiled walls, heated towel rail.

## OUTSIDE

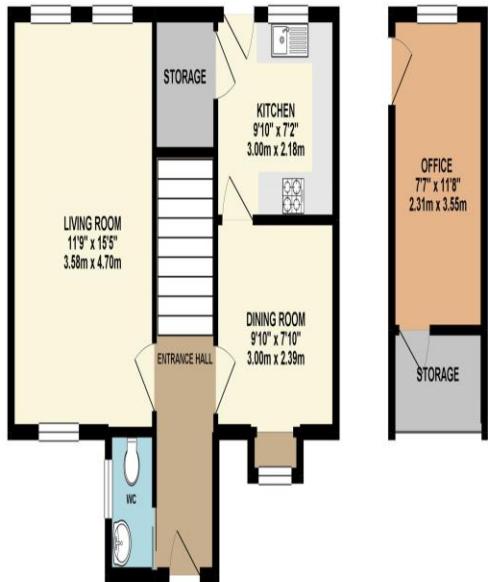
## PARKING

Driveway parking for multiple vehicles.

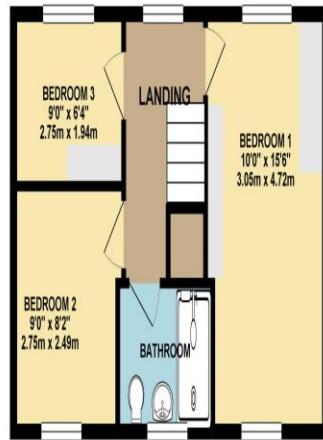
## REAR GARDEN

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

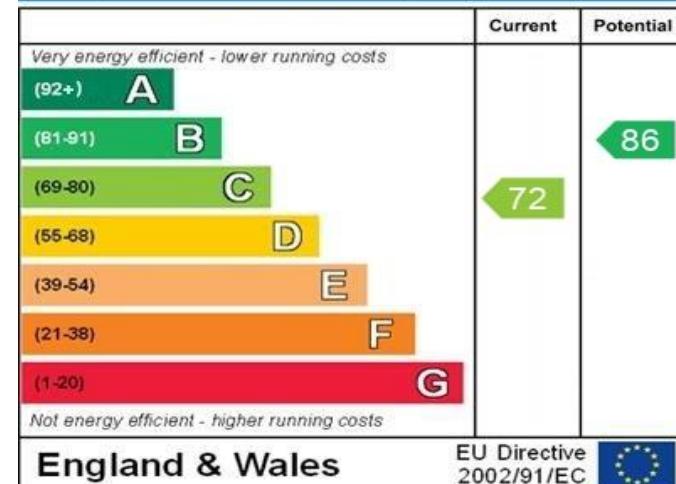
GROUND FLOOR 579.91 sq. ft.  
(53.88 sq. m.)



1ST FLOOR 394.20 sq. ft.  
(36.62 sq. m.)



### Energy Efficiency Rating



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TOTAL FLOOR AREA: 974.11 sq. ft. (90.50 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.

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