

**£375,000**

Located within the ever sought after location of Kingsmead ideally positioned within walking distance to the countryside as well as providing easy access to central Milton Keynes, this four bedroom terraced family home is offered to the market with many benefits including kitchen/diner, lounge, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, front and rear gardens, single garage and allocated parking.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, radiator, doors to kitchen/breakfast room, cloakroom and lounge.

## LOUNGE

Double glazed double doors to rear aspect, double glazed window to rear aspect. Radiator.

## KITCHEN/BREAKFAST ROOM

Double glazed window to front aspect. Range of wall mounted and floor standing units with roll edge work surface over, one and a half bowl stainless steel single drainer sink with mixer tap, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, built in oven and gas hob with extractor fan over, storage cupboard housing gas fired boiler.

## LANDING

Stairs to second floor, airing cupboard housing lagged water cylinder, storage cupboard, doors to bedrooms two, three, four and bathroom.

## BEDROOM TWO

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

## BEDROOM THREE

Double glazed window to front aspect. Radiator, built in wardrobe.

## BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

## BATHROOM

Frosted double glazed window to front aspect. Part tiled walls, 'P' shaped bath with shower attachment over, pedestal wash hand basin, low level w.c. radiator.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, access to loft space, two built in wardrobes.

## EN-SUITE

Frosted double glazed window to rear aspect. Vanity wash hand basin, shower cubicle, low level w.c., heated towel rail, tiled walls, extractor fan.

## GARAGE & PARKING

Metal up and over door, parking for one car.

## REAR GARDEN

Mainly artificial grass with block paved area, surrounded by panel fencing, gated side access, outside light, cold water tap.

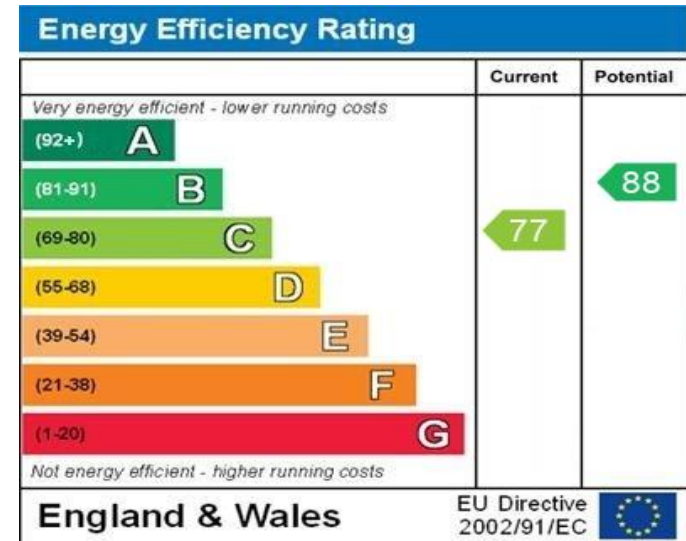
**Approximate Gross Internal Area 1177 sq ft - 108 sq m  
(Excluding Garage)**

Ground Floor Area 446 sq ft – 41 sq m

First Floor Area 446 sq ft – 41 sq m

Second Floor Area 285 sq ft – 26 sq m

Garage Area 144 sq ft – 13 sq m



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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.

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