





**Offers in Excess of
£450,000**

Positioned in a cul-de-sac location on the ever-popular Windmill Hill development is an extended and much improved four-bedroom semi-detached. The property boasts open plan living with a snug at the front of the property, dining area and lounge with bi-fold doors leading to a fully enclosed landscaped rear garden. Further benefits include a refitted kitchen, refitted family bathroom and a refitted en-suite to the main bedroom with a freestanding bath and walk-in shower. There is also an integral garage and ample off-road parking.

Property Description

ENTRANCE

UPVC door to:

ENTRANCE HALL

Door to lounge/diner, stairs rising to first floor, radiator.

LOUNGE/DINER

Double glazed window to front aspect, two skylight windows, bi-folding door to garden. Laminate flooring, three vertical radiators, radiator.

KITCHEN

Double glazed window to rear aspect, door to garage. Fitted with a range of base and eye level units with work surface over, stainless steel sink with mixer tap over, integrated oven and hob with extractor fan over, dishwasher, space for fridge freezer and washing machine, tiled splashback, tiled floor, radiator.

LANDING

Doors to bedrooms and bathroom, loft access.

BEDROOM ONE

Double glazed window to front aspect. Vertical radiator, door to en-suite.

EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, heated towel rail, wash hand basin in vanity unit, walk-in shower cubicle, freestanding oval bath, tiled walls, and floor.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

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

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC, wash hand basin in vanity unit, bath with shower attachment, tiled walls and floor, vertical radiator.

OUTSIDE

GARAGE

Garage with up and over door, power and lighting, tap, door to kitchen.

FRONT GARDEN

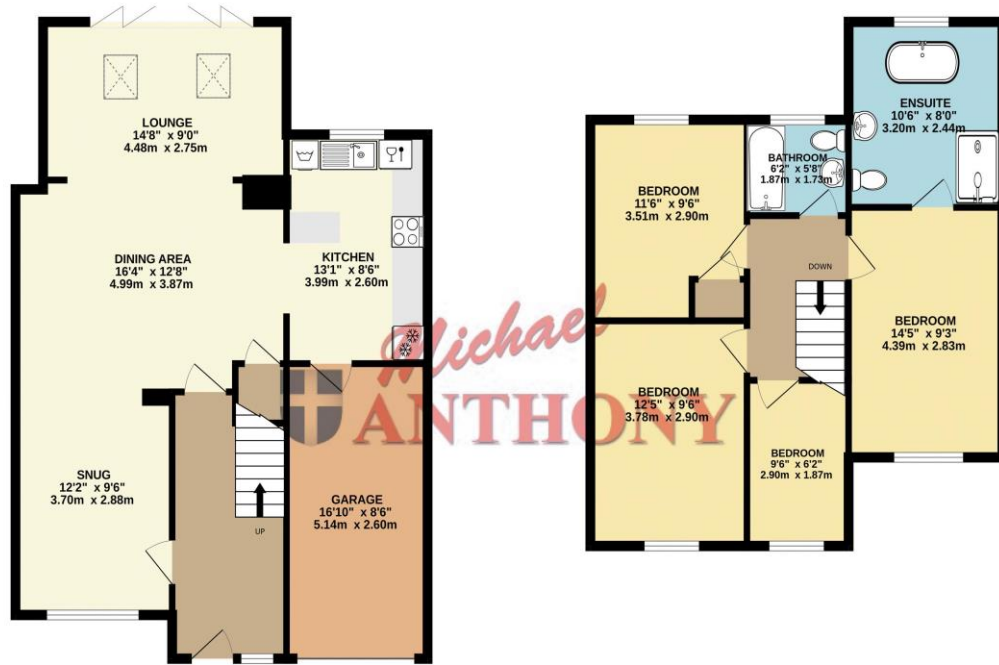
Block paved driveway providing parking for three vehicles.

REAR GARDEN

Mainly laid to lawn with patio area, decking area, enclosed by timber fence panelling.

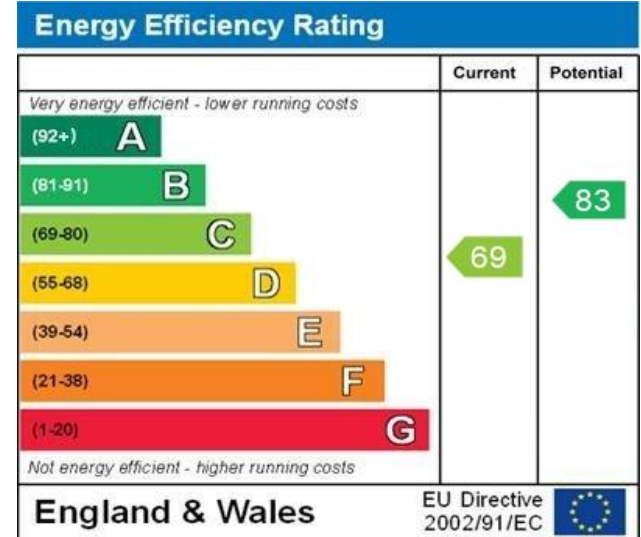
GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.

1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1416 sq.ft. (131.6 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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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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