





£440,000

This four-bedroom detached property with no onward chain is set in a quiet cul-de-sac in the desirable location of Barleyhurst Park. It provides good local amenities and schools and offers excellent commuter links. The ground floor briefly comprises a lounge, dining room, kitchen and downstairs cloakroom. On the first floor you have four bedrooms, a family bathroom and en-suite to the main bedroom. Externally you have both front and rear gardens with further benefits including a double garage with off-road parking.

Property Description

ENTRANCE PORCH

Front door, internal frosted window, window to front. Door to:

ENTRANCE HALL

Radiator, stairs to first floor, storage cupboard, doors to cloakroom, lounge and kitchen.

CLOAKROOM

Frosted window to front aspect. Radiator, floating sink, low level w.c., splash back tiling.

LOUNGE

Double glazed window to front aspect. Two radiators, glazed double doors to dining room. Electric fireplace.

DINING ROOM

Double glazed sliding doors to rear. Radiator.

KITCHEN

Two double glazed windows to rear aspect, double glazed door to rear. Range of wall mounted and floor standing units with work surface over, splash back tiling, double stainless steel sink with mixer tap, wall mounted boiler, integrated gas hob, integrated electric oven, space for fridge/freezer, washing machine and tumble dryer, radiator, door to garage.

LANDING

Access to loft space, storage cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Built in wardrobe, radiator.

EN-SUITE

Frosted double glazed window to rear aspect. Fully tiled shower cubicle, low level w.c., pedestal wash hand basin, radiator, fully tiled.

BEDROOM TWO

Double glazed window to front aspect. Radiator, storage cupboard.

BEDROOM THREE

Double glazed window to front aspect. Radiator, storage cupboard.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Bath with mixer tap shower attachment, low level w.c., pedestal wash hand basin, radiator, fully tiled.

OUTSIDE

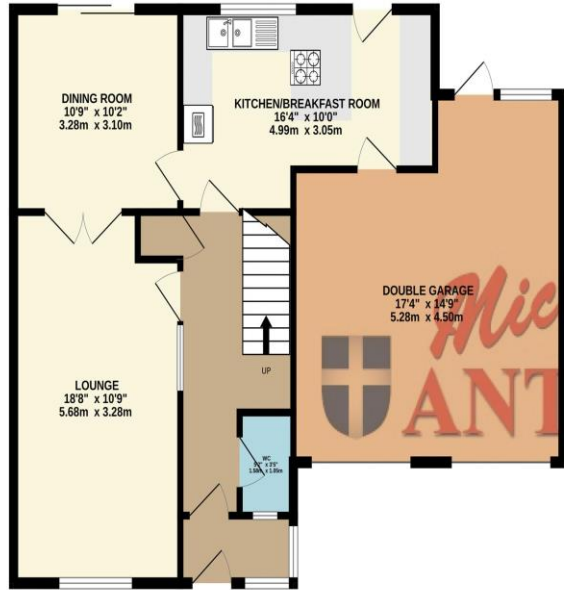
GARAGE & PARKING

Double garage with up and over doors, power and light, door to garden, double glazed window to rear aspect, driveway providing off road parking.

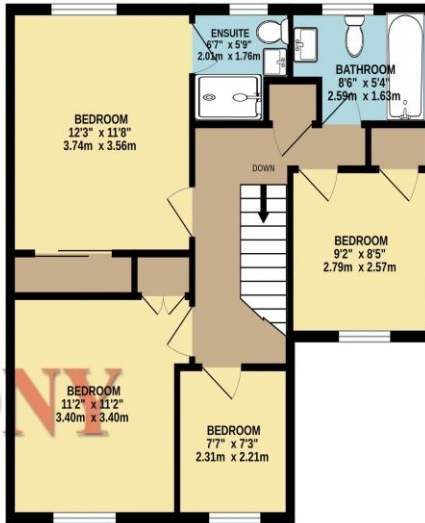
REAR GARDEN

Mainly laid to lawn with patio area, bush/shrub border, access to garage, side gated access, outside tap, shed to remain, greenhouse, enclosed by fencing panels.

GROUND FLOOR
877 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1486 sq.ft. (138.0 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.
Made with Metropix ©2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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

190 Queensway Bletchley Milton Keynes MK2 2ST
01908 648 666 | bletchley@maea.co.uk