





£400,000

Located in the desirable location of Fenny Stratford is this three bedroom extended detached family home. The property boasts an entrance porch, two separate reception rooms including a sitting room and lounge/diner, kitchen, downstairs cloakroom, utility room with three bedrooms and a shower room on the first floor. It also benefits from a generous sized rear garden, garage, off road parking and is in walking distance to both Fenny Stratford and Bletchley train stations, local shops and the town centre with a range of amenities.

Property Description

ENTRANCE

Frosted glass and wooden door to entrance porch.

ENTRANCE PORCH

Windows to front and side aspects. Frosted glass and wooden door to entrance hall.

ENTRANCE HALL

Stairs to first floor, doors to cloakroom, kitchen, lounge and dining room.

CLOAKROOM

Frosted window to side aspect. Low level w.c., corner sink with mixer tap, splash back tiling, heated towel rail.

SITTING ROOM

Double glazed bay window to front aspect. Electric fireplace, radiator.

LOUNGE/DINER

Double glazed sliding doors to rear aspect. Two radiators.

UTILITY ROOM

Double glazed windows to side and rear aspects, double glazed door to side. Space for washing machine and tumble dryer.

KITCHEN

Two double glazed windows to side aspect, glass double glazed door to side. Range of wall mounted and floor standing units with square edge work surface, one and a half composite sink with mixer taps, integrated dishwasher, space for fridge/freezer, space for cooker, door to utility room.

LANDING

Double glazed window to side aspect. Access to loft space, doors to bedrooms and shower room.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

SHOWER ROOM

Frosted double glazed window to front aspect. Heated towel rail, shower cubicle, vanity wash hand basin with mixer tap, low level w.c., fully tiled.

OUTSIDE

GARAGE & PARKING

Up and over door, power and light, driveway providing off road parking.

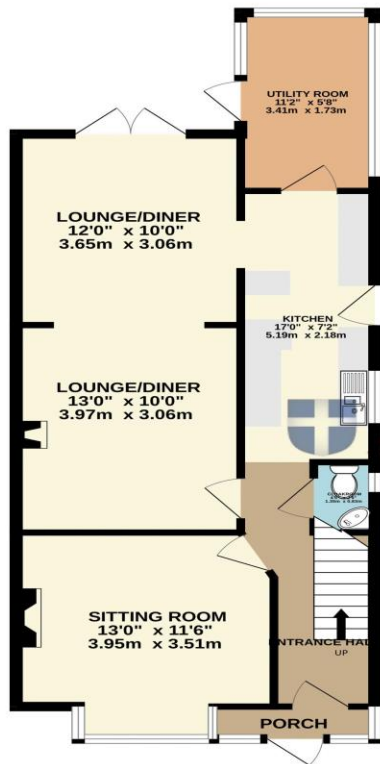
FRONT GARDEN

Pathway to front door, flower and shrub border.

REAR GARDEN

Enclosed by timber panel fencing, garage, laid to lawn with patio area, shed to remain, summer house, side gated access, flower and shrub border.

GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



Michael
ANTHONY

TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	47
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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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