





£425,000

Located on the sought-after Kents Hill development on the East side of Milton Keynes is this three-bedroom detached family home. The property boasts a refitted kitchen/diner leading on to a utility room, refitted downstairs cloakroom and a lounge to the front of the property with a bay window. Further benefits include a refitted family bathroom, refitted en-suite and garage with ample parking.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

Doors to cloakroom, kitchen/diner and lounge, storage cupboard, stairs rising to first floor.

CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin set in vanity unit with mixer tap over, splashback tiling.

LOUNGE

Double glazed bay window to front aspect. Radiator.

KITCHEN/DINER

Double glazed double doors to rear, double glazed window to rear aspect. Fitted with a range of base and eye level units with square edge work surface and upstand over, breakfast bar, one and a half bowl composite sink unit with mixer tap over, integrated oven and gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher, door to utility, two radiators.

UTILITY

Double glazed door to side, double glazed frosted window to side aspect. A range of base and eye level units with space for washing machine, storage cupboard, radiator.

LANDING

Doors to bedrooms and bathroom, storage cupboard, loft access.

BEDROOM ONE

Double glazed window to front aspect. Radiator, built-in wardrobe, door to en-suite.

EN-SUITE

Double glazed frosted window to side aspect. Shower cubicle with electric shower, low level WC, pedestal wash hand basin with mixer tap over, part tiled walls.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

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

BATHROOM

Double glazed frosted window to front aspect. Heated towel rail, low level WC, panelled bath with mixer tap and shower over, part tiled walls, wash hand basin set in vanity unit with mixer tap over.

OUTSIDE

GARAGE

Garage with double glazed door to garden, up and over door, power and lighting.

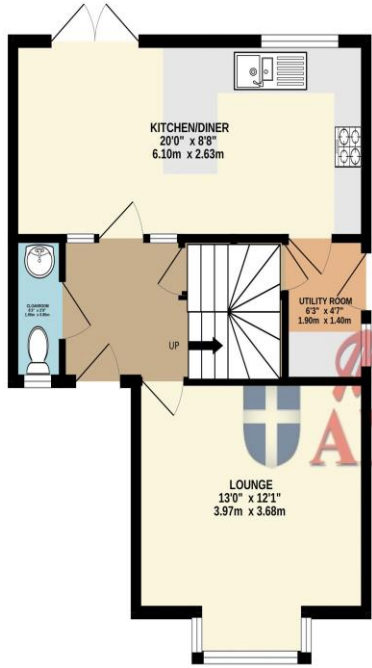
FRONT GARDEN

Block paved providing off-road parking for multiple vehicles, electric vehicle charge, steps to front door, shrub and slate borders.

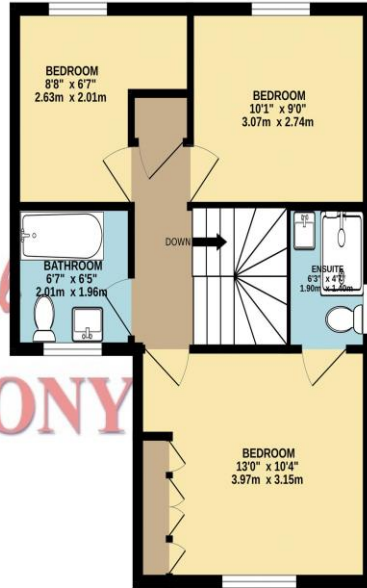
REAR GARDEN

Laid to lawn with patio area, decking area, access to garage, side gated access, outside tap, shrub/hedge borders, steps to garage, enclosed by timber fence panelling and brick wall.

GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.0 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

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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