







**£320,000**

Situated in the popular estate of Eaton Mill is this three-bedroom semi-detached property. The ground floor comprises an entrance porch, lounge, dining room and kitchen leading to a generous rear garden. The first floor consists of three bedrooms and family shower room. Externally, you have block paved driveway parking and a single garage.

# Property Description

## **ENTRANCE PORCH**

Double glazed windows to front and side aspects, door to:

## **ENTRANCE HALL**

Double glazed double doors to lounge, stairs rising to first floor.

## **LOUNGE**

Double glazed window to front aspect. Radiator, under stairs storage, fireplace,

## **DINING ROOM**

Double glazed double doors to garden. Radiator, door to kitchen and lounge.

## **KITCHEN**

Double glazed windows to side and rear aspects, double glazed doors to garden. Fitted with a range of wall-mounted and base units with work surface over, integrated: fridge freezer, double oven, washing machine, electric hob with extractor fan over; one and a half bowl sink unit, tiled walls.

## **LANDING**

Double glazed window to side aspect. Doors to bedrooms and shower room.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator, storage cupboard housing boiler.

## **BEDROOM THREE**

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

## **SHOWER ROOM**

Double glazed frosted window to rear aspect. Low level WC, heated towel rail, pedestal wash hand basin, tiled walls, walk-in shower unit.

## **OUTSIDE**

### **GARAGE**

Garage with up and over doors, power and lights, double glazed window to rear aspect.

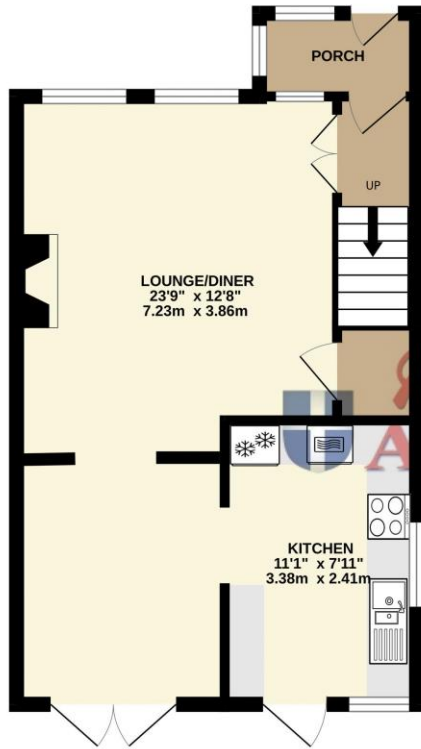
### **FRONT GARDEN**

Block paved driveway providing parking for two cars.

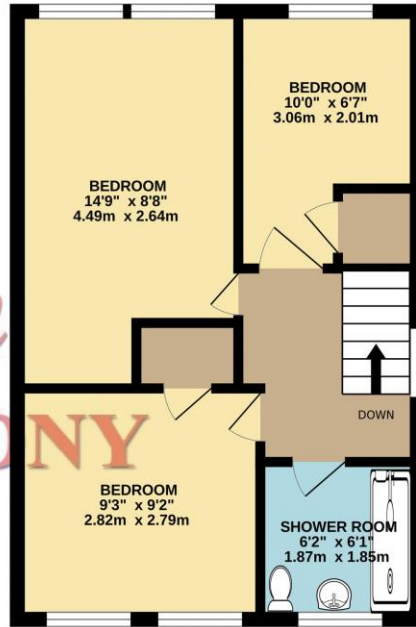
### **REAR GARDEN**

Laid to lawn with patio area, shed, outside tap, shed, enclosed by wooden fence panelling.

GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.

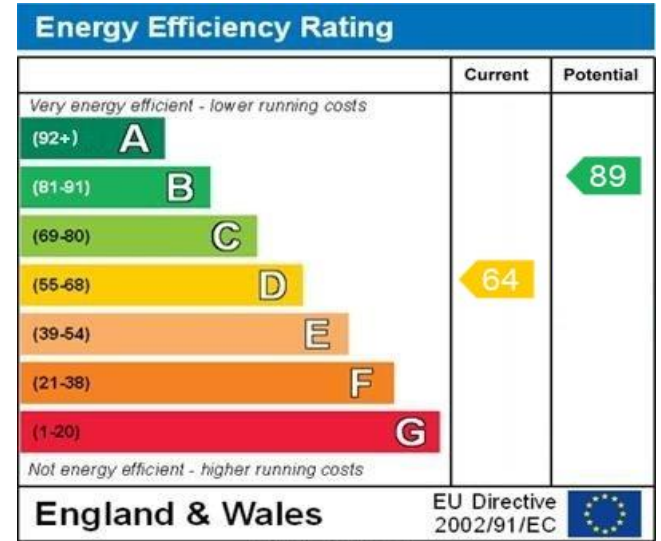


1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 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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190 Queensway Bletchley Milton Keynes MK2 2ST  
01908 648 666 | bletchley@maea.co.uk