







**Offers in Excess of  
£550,000**

Positioned in a cul-de-sac location on the popular Racecourses development in Far Bletchley is this extended four double bedroom detached family home. The property sits on a generous sized plot with a wrap around garden and boasts a kitchen/breakfast room with utility room, downstairs cloakroom and separate lounge, dining room, lobby/study, family room and conservatory. Further benefits include a refitted en suite, family bathroom, garage, driveway and is approximately 1.7 miles from Bletchley's main train station with links to London Euston.

# Property Description

## **ENTRANCE**

UPVC double glazed door to entrance hall.

## **ENTRANCE HALL**

Radiator, stairs to first floor, doors to lounge, kitchen/diner, downstairs cloakroom and inner lobby.

## **INNER LOBBY/STUDY**

Door to dining room, through to second lounge.

## **CLOAKROOM**

Low level w.c., pedestal wash hand basin, radiator.

## **LOUNGE**

Double glazed box bay window to front aspect. Radiator, feature fireplace, door to entrance hall, open to dining room.

## **DINING ROOM**

Double glazed window to side aspect, double glazed sliding patio door to garden, radiator.

## **FAMILY ROOM**

Double glazed window to front aspect. Radiator.

## **CONSERVATORY**

Double glazed windows to side and rear aspects, double glazed door to rear aspect, laminate flooring.

## **KITCHEN**

Double glazed box bay window to rear aspect, double glazed window to rear. Range of wall and floor standing units with roll top work surface, space for under counter fridge and freezer, space for dishwasher, integrated double oven and induction hob with extractor fan over, one and a half stainless steel sink with mixer tap, part tiled walls.

## **UTILITY**

Double glazed window to side aspect, double glazed door to garden. Space for washing machine, wall mounted boiler, single sink, roll top work surface.

## **LANDING**

Double glazed window to side aspect. Access to loft space, doors to bedrooms, storage and bathroom.

## **BEDROOM ONE**

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

## **EN-SUITE**

Double glazed window to side aspect. Heated towel rail, low level w.c., pedestal wash hand basin, bath, shower cubicle.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BEDROOM FOUR**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, bath, tiled floor, tiled walls.

## **OUTSIDE**

## **GARAGE & PARKING**

Up and over door, power and light, off road parking for two cars.

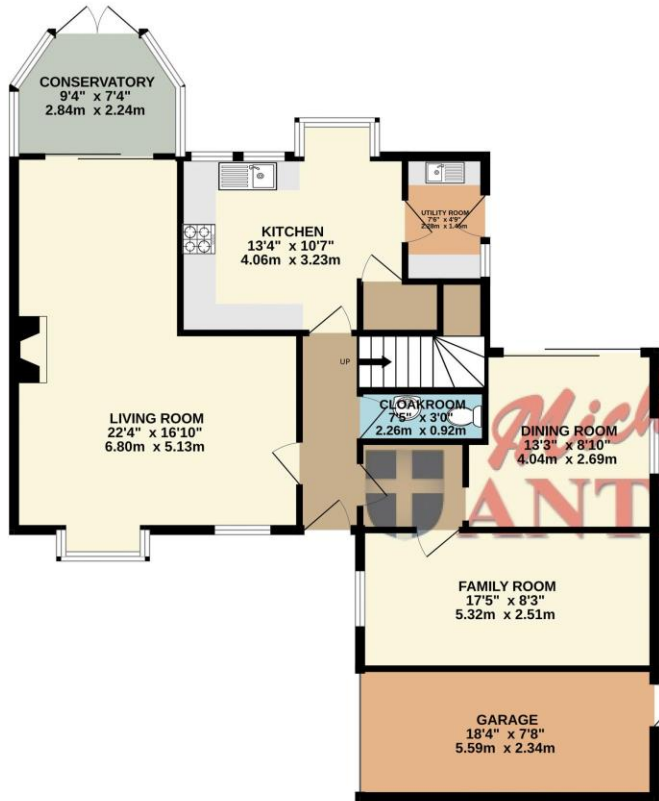
## **FRONT GARDEN**

Slated, flower border, side gated access.

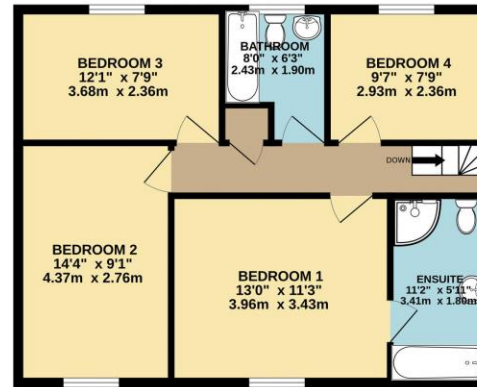
## **WRAP AROUND REAR GARDEN**

Mainly laid to lawn with patio areas, flower borders, door to garage, summer house, enclosed by wooden fencing panels, side gated access.

GROUND FLOOR  
1084 sq.ft. (100.7 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1708 sq.ft. (158.7 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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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