







**£430,000**

Positioned on a generous corner plot in the sought after village location of Stoke Hammond is a two double bedroom bay fronted detached bungalow. The property boasts to be in our opinion in good condition throughout and offers a separate lounge and dining room both with wood burners, family shower room and ample off road parking. Further benefits include character features such as high ceilings and bay windows. This property is being sold with no upper chain.

# Property Description

## ENTRANCE

UPVC door to entrance hall.

## ENTRANCE HALL

Storage heater, access to loft space, doors to lounge, dining room, bedrooms and shower room.

## LOUNGE

Double glazed window to side aspect, double glazed bay window to front aspect. Storage heater, log burner.

## DINING ROOM

Two double glazed windows to rear aspect. Log burner, storage heater, sliding door to kitchen.

## KITCHEN

Double glazed window to side aspect, double glazed door to rear aspect. Wall and floor standing units with square edge work surface over, stainless steel sink with hot and cold taps over, integrated electric oven and hob with extractor fan over, heated electric towel rail, door to larder, space for washing machine and fridge/freezer.

## BEDROOM ONE

Double glazed bay window to front aspect. Storage heater.

## BEDROOM TWO

Double glazed window to rear aspect. Storage heater, built in cupboard.

## SHOWER ROOM

Frosted double glazed window to rear aspect. Electric towel rail, low level w.c., pedestal wash hand basin, shower cubicle, tiled walls.

## OUTSIDE

## PARKING

Off road parking for two cars to the rear.

## FRONT/SIDE GARDEN

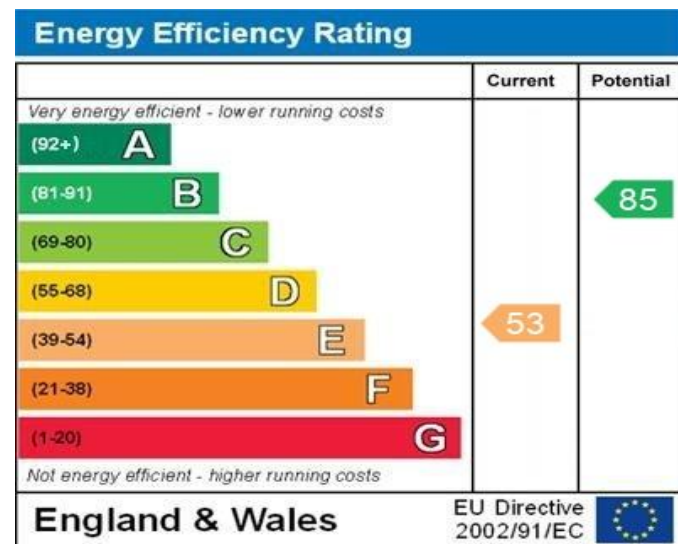
Mainly laid to lawn, gravel area, enclosed by hedgerow, flower beds. Shed.



## Approximate Gross Internal Area 892 sq ft - 83 sq m

Ground Floor Area 762 sq ft – 71 sq m

Outbuilding Area 130 sq ft – 12 sq m



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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Michael ANTHONY**

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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