





£485,000

Located in the sought-after Milton Keynes village of Simpson is this three-bedroom extended link-detached bungalow. The bungalow boasts an extension to the front offering a study. Further benefits include a garage with ample off-road parking, kitchen and utility room, refitted wet room and a lounge/diner. The property also offers a private rear garden with a summer house.

Property Description

ENTRANCE

UPVC door to:

ENTRANCE HALL

Doors to all rooms, door to garage, three storage cupboards, two radiators, loft access.

LOUNGE/DINER

Double glazed window to front aspect, two double glazed windows to side aspect. Three radiators, feature fireplace, door to study.

STUDY

Double glazed windows to front and side aspects, door to garden. Radiator.

KITCHEN

Double glazed window to side aspect. Fitted with a range of wall-mounted and base units with square edge work surface over, integrated double oven, induction hob and extractor fan, dishwasher, part tiled walls, composite sink with mixer tap, two fridge drawer units, hatch to dining room.

UTILITY

Double glazed frosted window to rear aspect. Wall-mounted and base units with square edge work surface and upstand over, radiator, inset sink with mixer tap, space for washing machine and freezer.

BEDROOM ONE

Double glazed window to rear aspect, double glazed door to garden, double glazed skylight. Radiator, built-in wardrobes.

BEDROOM TWO

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

BEDROOM THREE

Double glazed skylight window. Radiator, built-in wardrobe.

WET ROOM

Double glazed skylight window. Low level WC, shower area, pedestal wash hand basin, tiled walls and floor.

OUTSIDE

SUMMER HOUSE

Wooden summer house with two windows to side aspect, double glazed door to garden, power.

GARAGE/PARKING

Garage with barn style doors to front, double glazed frosted window to rear aspect, double glazed door to garden, power and lights. Off-road parking for three cars.

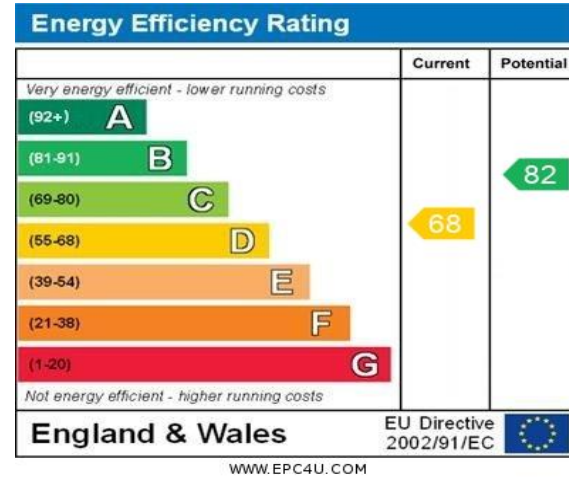
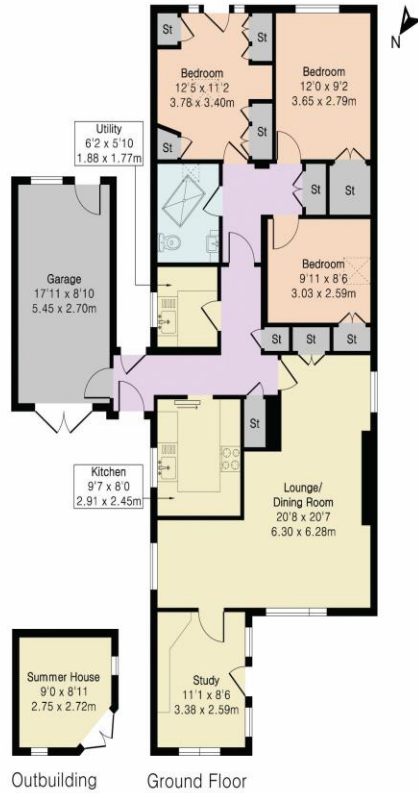
FRONT GARDEN

Mainly laid to lawn with patio area, flower borders, access to rear garden.

REAR GARDEN

Mainly laid to lawn with patio areas, shed and summer house, seating area with pergola, flower borders, side gated access, enclosed by wooden fence panelling.

Approximate Gross Internal Area 1353 sq ft - 126 sq m
 Ground Floor Area 1278 sq ft - 119 sq m
 Outbuilding Area 75 sq ft - 7 sq m



PINK PLAN

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 practise. 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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