







**£325,000**

Situated on Water Eaton Road in Bletchley is this Grade II listed, four bedroom detached home. The property boasts a lounge/diner, snug, refitted kitchen, downstairs cloakroom and a study. The upstairs accommodation comprises four double bedrooms and a family bathroom. Further benefits include a fully enclosed rear garden and local amenities within walking distance.

# Property Description

## ENTRANCE

Timber front door to entrance hall.

## ENTRANCE HALL

Stairs to first floor landing, doors to lounge and dining room.

## CLOAKROOM

Frosted window to rear aspect. Low level w.c., pedestal wash hand basin, radiator, tiled floor, complementary tiling.

## LOUNGE/DINER

Sash windows to front, decorative fireplace, two column radiators, television point.

## SNUG

Sash window to front aspect. Feature log burning fireplace, column radiator, hardwood flooring, door to understairs storage cupboard.

## STUDY/BEDROOM FIVE

Wooden single glazed window to rear aspect. Radiator.

## KITCHEN

Single glazed panel windows to side and rear aspects, Range of base and eye level soft close units with work surface over, built in five ring gas hob with extractor over, built in double oven, built in dishwasher, space for washing machine, space for fridge/freezer, composite sink with mixer tap, stable door to garden.

## LANDING

Internal window. Access to loft space, doors to bedrooms and bathroom, steps rising to bedroom one and two.

## BEDROOM ONE

Sash window to front aspect. Built in wardrobe with mirrored and wood panel sliding doors, radiator.

## BEDROOM TWO

Sash window to front aspect. Radiator.

## BEDROOM THREE

Sash window to side aspect. Radiator, original feature fireplace.

## BEDROOM FOUR

Sash window to rear aspect. Fitted wardrobe Radiator.

## BATHROOM

Bath with mixer tap and power shower over, vanity wash hand basin, low level w.c., heated towel rail, extractor fan, complementary tiling, access to loft space.

## OUTSIDE

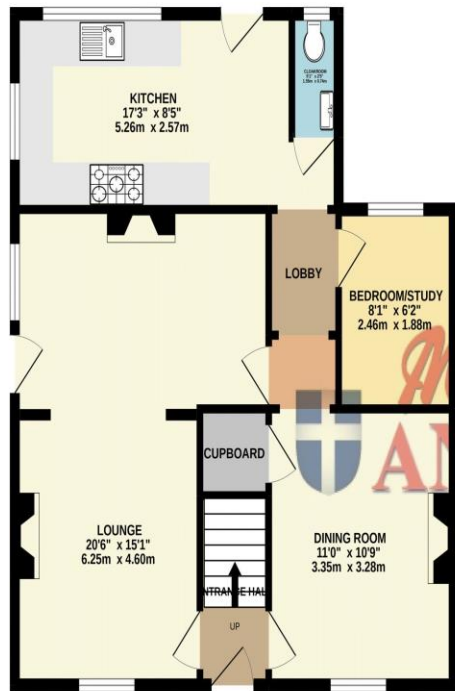
### FRONT

Block paved.

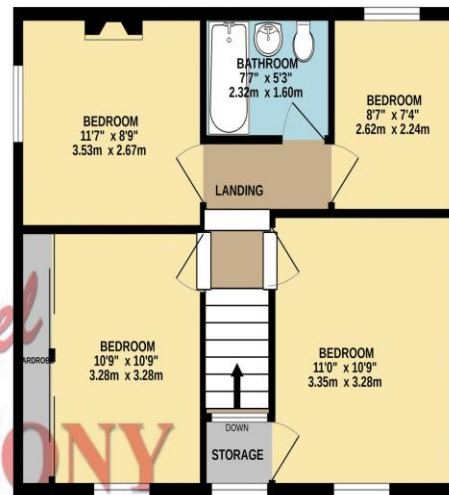
### REAR GARDEN

Side gated access, laid to lawn with patio area, step to decked area, outside tap, outside double plug socket, enclosed by timber panel fencing, tree and shrub borders.

GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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