





**Offers in the Region
Of £650,000**

Located on the sought-after cul-de-sac development of Elmers Park in Old Bletchley is this four-bedroom detached family home, which is, in our opinion, immaculate throughout. The property includes three reception rooms, a kitchen with granite worktops, as well as a downstairs cloakroom, family bathroom and an en-suite to the main bedroom all finished to a high specification. Further benefits include a landscaped wrap around garden with a range of fruit trees and an allotment. The property also offers ample off-road parking and a double garage.

Property Description

ENTRANCE PORCH

Composite double glazed front door with double glazed window to front aspect. Doors to study, double garage and entrance hall, wood effect flooring.

ENTRANCE HALL

Doors to kitchen, dining room, lounge and downstairs cloakroom, radiator, stairs rising to first floor, under stairs storage cupboard, spotlights.

CLOAKROOM

Obscure double glazed window to front aspect. Low level WC, wash hand basin in vanity unit with splashback tiling, tiled floor, radiator, spotlights.

LOUNGE

Double glazed window to front aspect, double glazed French doors to rear garden. Two radiators, spotlights, gas fireplace.

DINING ROOM

Double glazed frosted door to garden. Spotlights, radiator.

STUDY

Double glazed window to rear aspect. Radiator, wood effect flooring, spotlights.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of soft close base and eye level units with rolled edge granite work surface over, plinth and under counter lighting, built-in dishwasher, induction hob with extractor hood over, porcelain Belfast sink with mixer tap, integrated electric oven, built-in coffee machine, integrated fridge freezer, wood effect flooring, double doors to dining room, flow through to utility room.

UTILITY ROOM

Double glazed window to front aspect, double glazed door to side. A range of base and eye level soft close units with work surface over, under unit lighting, space for washing machine and tumble dryer, stainless steel sink with mixer tap and drainer, wall-mounted boiler, fully tiled walls.

LANDING

Double glazed window to front aspect. Doors to bedrooms and bathroom, loft access, spotlights.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, air conditioning unit, door to en-suite.

EN-SUITE

Obscure double glazed window to side aspect. Low level WC, heated towel rail, wash hand basin in vanity unit with mixer tap, walk-in shower cubicle with splashback tiling, spotlights, extractor fan, complementary tiling.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Obscure double glazed window to front aspect. Low level WC, wash hand basin in vanity unit with mixer tap, tiled floor, panelled bath with mixer tap and shower over, spotlights, heated towel rail.

OUTSIDE

GARAGE

Garage with two electric up and over doors, power and lighting, space for freezer.

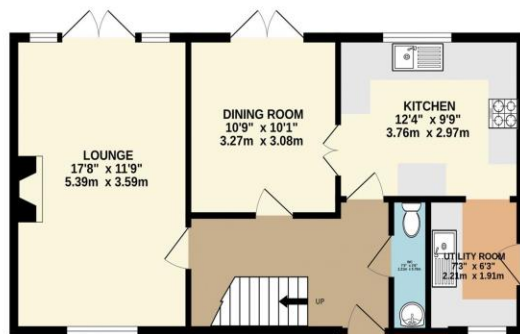
FRONT GARDEN

Electric car charger, steps to front door, flower and shrub beds, driveway, outside light.

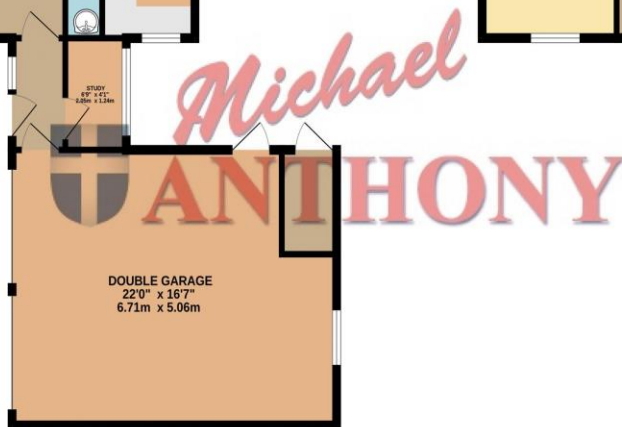
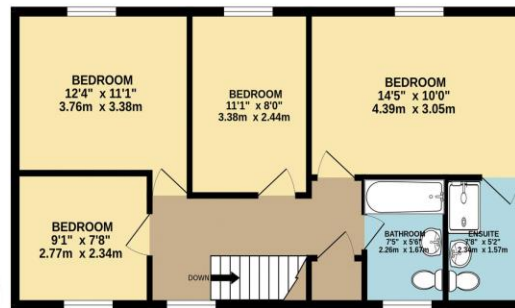
REAR GARDEN

Mainly laid to lawn with patio area, flower and shrub beds, mature shrubs and hedges, outside light, storage shed, fruit trees, summer house, side gated access, door to double garage and storage cupboard, allotment with greenhouse, fully enclosed by timber fencing.

GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



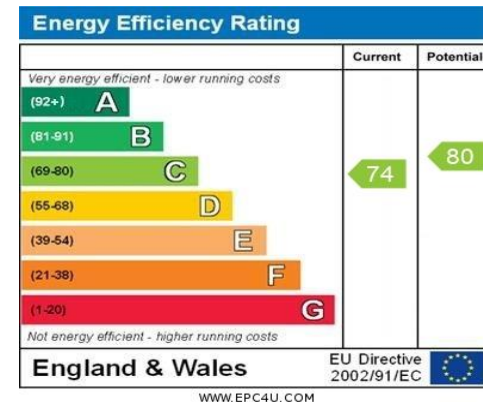
1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



DOUBLE GARAGE
22'0" x 16'7" (6.71m x 5.06m)

TOTAL FLOOR AREA : 1621 sq.ft. (150.6 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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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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