







**£435,000**

Located on one of Bletchley's premier roads on Eaton Avenue is this extended four-bedroom semi detached home. The property boasts a wealth of character features with bay windows, high ceilings and fireplaces, and offers a downstairs cloakroom, dining room, lounge, garden room and kitchen/breakfast room, as well as a family bathroom and study area. Further benefits include an extensive and secluded rear garden and a garage with ample parking.

# Property Description

## **ENTRANCE**

Double glazed door to:

## **ENTRANCE HALL**

Stairs rising to first floor, doors to lounge, kitchen/breakfast room and garage, radiator.

## **LOUNGE**

Radiator, opening to dining room, log burner.

## **DINING AREA**

Double glazed bay window to front aspect. Open fireplace, radiator.

## **GARDEN ROOM**

Two double glazed windows and double glazed double doors to rear, double glazed skylight window.

## **KITCHEN/BREAKFAST ROOM**

Double glazed frosted window to side aspect, double glazed window to rear aspect, double glazed Velux window. Fitted with a range of base and eye level units with square edge wooden work surface over, butler sink with mixer tap over, space for range cooker, space for fridge, space for dishwasher, part tiled walls, tiled floor, two radiators, door to rear lobby.

## **LOBBY**

Double glazed door to rear. Radiator, tiled floor.

## **CLOAKROOM**

Double glazed window to rear aspect. Low level WC, heated towel rail, part tiled walls, tiled floor.

## **LANDING**

Doors to bedrooms and bathroom, loft access.

Study area with double glazed Velux window to rear, double glazed window to side aspect.

## **BEDROOM ONE**

Double glazed bay window to front aspect. Radiator.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **BEDROOM FOUR**

Double glazed window to front aspect.

## **BATHROOM**

Double glazed frosted window to rear aspect. Wash hand basin with storage cupboard below, P-shaped bath with shower attachment over, low level WC, wash hand basin with mixer tap over, bidet, part tiled walls, tiled floor, radiator.

## **OUTSIDE**

### **GARAGE**

Garage with barn style doors, power and lighting, door to garden, plumbing for washing machine.

### **FRONT GARDEN**

Paved off-road parking, outside light, flower/shrub beds.

### **REAR GARDEN**

Laid to lawn with patio area, gravel area, door to garage, mature trees, shed to remain, side gated access, flower/shrub borders, gazebo, pond, outside tap, outside light, allotment area, all enclosed by timber fence panelling.




GROUND FLOOR  
783 sq.ft. (72.8 sq.m.) approx.

1ST FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1412 sq.ft. (131.2 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>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	54	
(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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190 Queensway Bletchley Milton Keynes MK2 2ST  
01908 648 666 | bletchley@maea.co.uk