





**£425,000**

Located in one of Bletchley's premier roads is this four-bedroom extended semi-detached family home. The property offers character features including feature fireplaces and bay windows, with accommodation comprising a dining room, lounge, downstairs cloakroom, galley kitchen, four bedrooms and bathroom. Externally you have a generous rear garden with further benefits including two garages and off-road parking.

# Property Description

## **ENTRANCE**

Double glazed door with double glazed frosted window to:

## **ENTRANCE HALL**

Radiator, stairs rising to first floor, doors to dining room, lounge, cloakroom and kitchen, storage cupboard.

## **CLOAKROOM**

Double glazed frosted window to side aspect. Wash hand basin, low level WC, part tiled walls, tiled floor, radiator.

## **LOUNGE**

Double glazed sliding door to rear, double glazed Velux window. Electric fireplace, radiator.

## **DINING ROOM**

Double glazed bay window to front aspect. Radiator.

## **KITCHEN**

Double glazed door to rear, double glazed windows to rear and side aspects. Fitted with a range of wall and base units with rolled edge work surface over, space for cooker with extractor hood over, space for washing machine, space for fridge freezer, space for dishwasher, one and a half bowl stainless steel sink with mixer tap, wall-mounted boiler, part tiled walls.

## **LANDING**

Double glazed window to rear aspect. Loft access, radiator, doors to bedrooms and bathroom, storage cupboard.

## **BEDROOM ONE**

Double glazed bay window to front aspect. Radiator, built-in wardrobe.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator, storage cupboard.

## **BEDROOM THREE**

Two double glazed windows to front aspect. Two radiators.

## **BEDROOM FOUR**

Double glazed window to rear aspect. Radiator, loft access.

## **BATHROOM**

Double glazed frosted window to rear aspect. Low level WC, heated towel rail, part tiled walls, panelled bath with shower attachment over, wash hand basin.

## **OUTSIDE**

### **GARAGE**

Garage with electric door, power and lighting.

### **FRONT GARDEN**

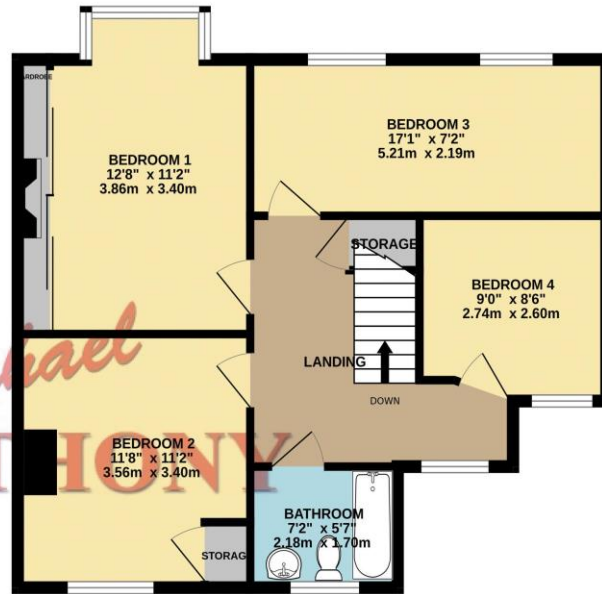
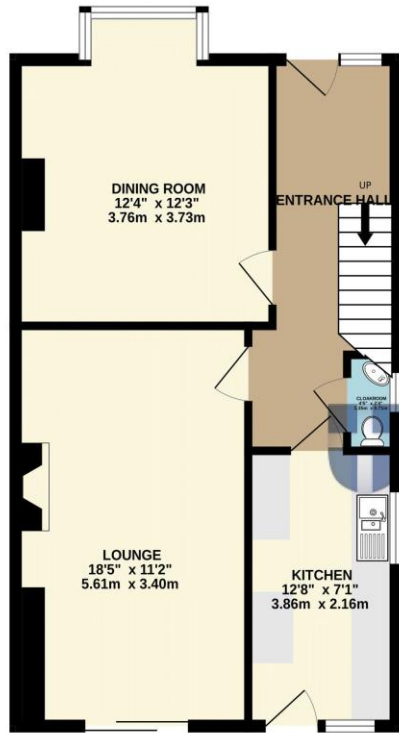
Block paved driveway with steps leading to front door, flower/shrub borders, outside light.

### **REAR GARDEN**

Laid to lawn with patio area, garage with up and over door, power and lighting, shed to remain, greenhouse to remain, mature trees, flower/shrub borders, outside tap, covered pergola, enclosed by timber fence panelling.

GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



Michael  
ANTHONY

TOTAL FLOOR AREA: 1177 sq.ft. (109.4 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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