



9 Coneygere

Olney MK46 4AE

FINE & COUNTRY

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Very close to the town centre and with an extension to the rear, this fine link detached property offers the opportunity to own a property in one of the most desirable areas of town. The property has been imaginatively reconfigured on the first floor and has a single storey addition which houses the kitchen. A useful conservatory is accessed from the lounge and further augments the original design and construction.

The accommodation comprises: Entrance hall, Cloakroom, Lounge, Dining room, Breakfast room, Kitchen, Conservatory, 4 bedrooms, two with en suite facilities, Family bathroom, Car port area and double garage, gardens to front and rear, gas fired radiator central heating.

Property walk through

A sheltered storm porch protects the entrance door at the front which opens to a well proportioned entrance hall with doors off to all the principal rooms. The staircase rises to the first floor from this area. A cloakroom stands to the right hand side beyond which is the sitting room accessed via double doors. In the sitting room there is an open fireplace set within a wooden frame and glazed doors opening into the conservatory which has tiled flooring. Further glazed doors with matching side panels open into the garden at the rear. On the opposite side of the hallway is the good size dining room which has a window to the front elevation. The breakfast area or family room precedes the kitchen addition. The kitchen has a good range of cupboard units to base and high levels with a built in oven and gas hob. Plumbing is installed for a washing machine.

On the first floor there is a spacious landing accommodating an airing cupboard and also allowing access to the loft space. The Master bedroom has built in wardrobes and double aspect windows. En suite to the Master bedroom is a shower cubicle, wash basin in vanity surround and WC. This room is fully tiled. The guest bedroom also has a very good selection of built in wardrobes and similarly enjoys an en suite facility, this time with a bath, wash basin in vanity surround and WC. Bedroom 3 has both wardrobes and horizontal cupboards and Bedroom 4 has a desk unit with built in shelving.

Externally a gated access opens to a covered car port with herringbone brick driveway leading to a double width garage with up and over door and personal door to the rear. The garden is fully fenced, has various planting areas and sleeper defined flower beds.





Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

Notice to purchaser

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.









Approximate Gross Internal Area
 Ground Floor = 90.4 sq m / 973 sq ft
 First Floor = 84.1 sq m / 905 sq ft
 Total = 174.5 sq m / 1,878 sq ft

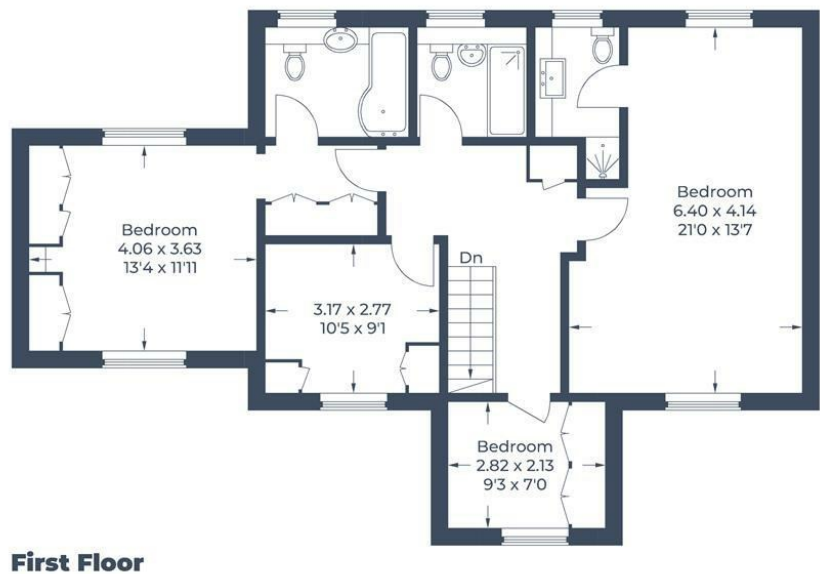
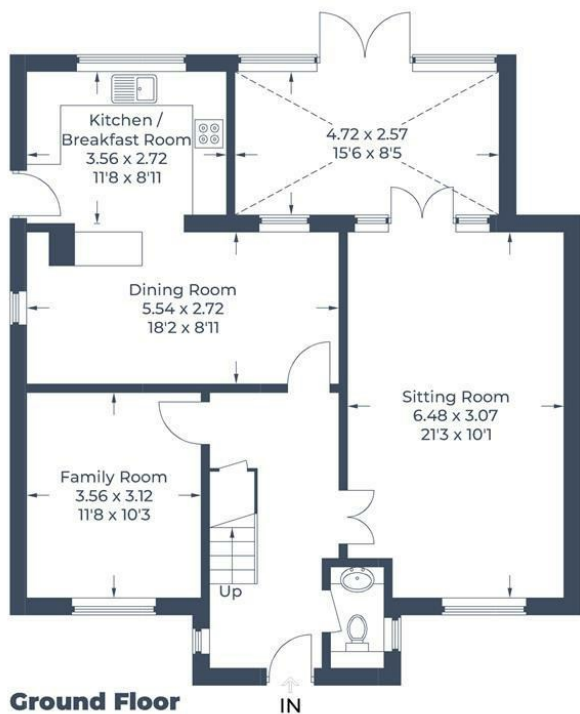


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(19-34) E		
(21-38) F			(11-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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