

Property details **approval form**

24 Saffron Street, Bletchley, MILTON KEYNES, Buckinghamshire, England, MK2 3AH

Date: 13 May 2025

Property Ref and Version: BLE311305 - 0005

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£300,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > CUL-DE-SAC
- > EXTENDED
- > TWO/ THREE BEDROOM
- > SEMI-DETACHED
- > CLOAKROOM AND BATHROOM
- > DRIVEWAY
- > SOUTH FACING REAR GARDEN
- > CLOSE TO AMENITIES

○ Short Description

Connells are delighted to offer to market this well-presented and extended two/three bedroom semi-detached property ideal for first time buyers and investment purchasers alike. This property is situated on a cul-de-sac in the highly desired 'Water Eaton' development.

○ Long Description

Connells are delighted to offer to market this well-presented and extended two/three bedroom semi-detached property ideal for first time buyers and investment purchasers alike. This property is situated on a cul-de-sac in the highly desired 'Water Eaton' development which offers excellent access to local amenities, Schools, transport links and Bletchley Town centre.

The home itself boasts ample downstairs accommodation including a generously sized living/dining room, a well maintained kitchen, a study which takes its place within the extension and can be utilised as a third bedroom, a bathroom and also an additional cloakroom which is located in the extended porch area. To the first floor there are two spacious double bedrooms both boasting their own wardrobe facilities. Outside there is driveway parking situated to the side of the property, supported by a well-presented front garden adding to the beautiful kurb appeal. To the rear there is a generous and immaculately presented south facing rear garden.

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○ **Directions**

○ **Agents Note**

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○ Room Description

Entrance Hall

An extension onto the front of the house consisting of a wall mounted radiator and double glazed opaque window to front aspect.

Cloakroom

A two-piece suite to include WC and wash hand basin. Double glazed opaque window to side aspect. Wall mounted radiator.

Lounge/Diner

22' 9" x 10' 11" (6.93m x 3.33m)

A generously sized living/dining room which has been extended to the rear. Double glazed window to front aspect and sliding patio door to rear aspect. Two wall mounted radiators.

Kitchen

22' 1" Plus door recess x 6' 6" (6.73m Plus door recess x 1.98m)

A well-presented kitchen benefitting from wall and base level units. Space for cooker, washing machine, dryer and a fridge freezer. Two wall mounted radiators. Double glazed window to rear aspect supported by a door to access the rear garden.

Study/ Bedroom Three

9' 10" x 7' 11" (3.00m x 2.41m)

Double glazed window to rear aspect and wall mounted radiator.

Bathroom

A three-piece suite to include WC, pedestal wash hand basin and a bathtub with an attached electric shower. Extractor Fan. Double glazed opaque window. Wall mounted radiator.

First Floor

Bedroom One

13' 1" x 9' 1" Maximum (3.99m x 2.77m Maximum)

A generously sized bedroom consisting of two built-in wardrobes. Double glazed window to front aspect and to rear aspect. Wall mounted radiator.

Bedroom Two

11' 9" x 9' 10" (3.58m x 3.00m)

A double bedroom with a built-in wardrobe, double glazed window to front aspect and wall mounted radiator.

Outside

Driveway

Block paved driveway to the front

Rear Garden

Mostly laid to lawn. Block paved patio. Enclosed by timber fencing.

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○ Property Images



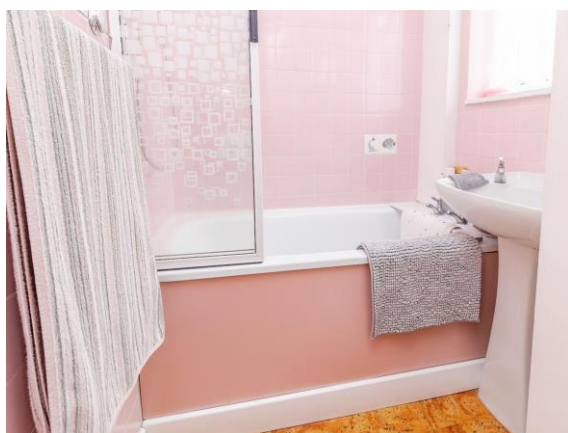
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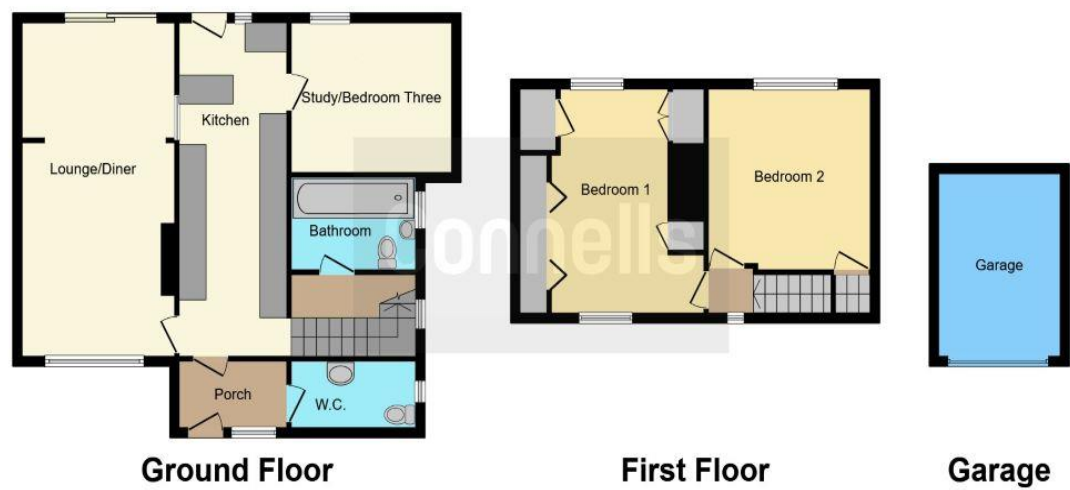
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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

	Signature	Date
Luke Dillow		
Mrs S. Rose		