



Whaddon Road, NEWPORT PAGNELL MK16 0BW

welcome to

Whaddon Road, NEWPORT PAGNELL

A SEMI-DETACHED family home situated close to local schools and amenities. Having been greatly improved by the current owner there is an AMAZING KITCHEN/DINER, REFITTED BATHROOM, LOW MAINTENANCE REAR GARDEN and OFF ROAD PARKING for THREE CARS to the front.

Entrance Hall:

Double glazed door to front, stairs rising to first floor, radiator, under stairs storage.

Cloakroom:

Fitted with a suite to comprise: Wash hand basin in a vanity unit and w.c.

Lounge:

13' 6" into bay x 12' 3" (4.11m into bay x 3.73m)
Double glazed window to front, radiator, wood laminate flooring.

Kitchen / Diner:

18' 6" x 10' 1" (5.64m x 3.07m)
Refitted with a range of wall and base units with work surfaces over, integrated double oven, gas hob with extractor fan over, microwave, space for dishwasher, fridge freezer, T.V. point, double glazed window to side, French doors to rear.

Landing:

Stairs rising from entrance hall, loft access, double glazed window to side.

Bedroom One:

12' 1" max x 11' max (3.68m max x 3.35m max)
Double glazed window to front, T.V. point, cupboard, wood effect laminate flooring, radiator.

Bedroom Two:

11' max x 10' 3" max (3.35m max x 3.12m max)
Double glazed window to rear, wood effect laminate flooring, radiator, storage cupboard.

Bedroom Three:

8' 8" max x 7' 4" max (2.64m max x 2.24m max)
Double glazed window to front, wood effect laminate flooring, radiator, cupboard space.

Bathroom:

Fitted with a suite to comprise: P shaped bath with mixer taps and shower over, wash hand basin on a vanity unit and w.c. fully tiled, radiator, double glazed window to rear.

Outside:

Front:

Block paved providing off road parking for three cars, gated side access.

Rear Garden:

Paved patio area, artificial grass, raised flower/vegetable bed, outside water tap, brick built outbuilding.

Outbuilding:

14' 9" x 8' 4" (4.50m x 2.54m)
Power and lighting, double glazed door to side.



Ground Floor



First Floor

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



welcome to
**Whaddon Road,
NEWPORT PAGNELL**

- GREAT LOCATION
- EXCELLENT LOCAL SCHOOLS
- REFITTED KITCHEN/DINER AND REFITTED BATHROOM
- DRIVEWAY FOR THREE CARS
- BRICK BUILT OUTBUILDING

Tenure: Freehold EPC Rating: D

guide price

£350,000



view this property online [brownmerry.co.uk/Property/NPL106960](https://www.brownmerry.co.uk/Property/NPL106960)



Property Ref:
NPL106960 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



01908 611242



newportpagnell@brownmerry.co.uk



74A High Street, Newport Pagnell, MILTON
KEYNES, Buckinghamshire, MK16 8AQ



[brownmerry.co.uk](https://www.brownmerry.co.uk)