



Woodruff Avenue, Conniburrow Milton Keynes MK14 7DN

welcome to

Woodruff Avenue, Conniburrow Milton Keynes

Perfect for a FIRST TIME BUYER is this WELL PRESENTED SEMI-DETACHED. Located close to CMK and mainline railway station the property offers a DOWNSTAIRS CLOAKROOM, LOVELY REFITTED KITCHEN, DOUBLE BEDROOMS, GARAGE & PARKING for three/four cars, ENCLOSED REAR GARDEN.

Entrance Porch:

Double glazed front door and window to side aspect, electric radiator, telephone point. Door leading to living/dining room.

Cloakroom:

Fitted with a suite to comprise: Wash hand basin and w.c. Tiled, radiator.

Lounge / Dining Room:

26' 6" x 12' 9" max (8.08m x 3.89m max)

Double glazed window to front, three radiators, double glazed window to rear, door leading to kitchen, stairs rising to first floor, under stairs cupboard.

Kitchen:

16' 2" max x 7' 7" max (4.93m max x 2.31m max)

Fitted with a range of wall and base units with work surfaces over, sink with drainer, breakfast bar, space for wine cooler, oven, washing machine, dish washer and American style fridge/freezer, extractor fan, tiled flooring, double glazed window to side aspect, radiator, door leading to rear garden and cloakroom.

Landing:

Access to loft, radiator and doors to upstairs accommodation.

Bedroom One:

12' 9" max x 9' 1" (3.89m max x 2.77m)

Double glazed window to front, fitted wardrobe space, T.V. point, radiator.

Bedroom Two:

13' 1" x 9' 11" (3.99m x 3.02m)

Double glazed window to rear, radiator.

Bathroom:

Fully tiled and fitted with a suite to comprise: Bath with jets and waterfall shower head fixture over, corner sink, w.c., extractor fan, heated towel rail, double glazed window to side.

Outside:

Front:

Driveway providing parking for three/four cars, gravel area.

Garage:

Up and over door, power and lighting, housing combination boiler.

Rear:

Laid with astro turf, gravel borders, light and water tap, outside electric socket, paved patio and shingle areas, access to garage.



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



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Conniburrow Milton Keynes

- SEMI DETACHED
- CLOAKROOM
- REFITTED KITCHEN
- TWO DOUBLE BEDROOMS
- GARDEN, PARKING AND GARAGE

Tenure: Freehold EPC Rating: Awaited

guide price

£300,000



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Property Ref:
NPL107047 - 0004

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