



**Clayton Gate, Giffard Park Milton Keynes MK14 5HW**

**welcome to**

## **Clayton Gate, Giffard Park Milton Keynes**

Offered for sale with NO ONWARD CHAIN involved is this beautifully presented LINK-DETACHED FAMILY HOME. Situated close to local amenities and the GRAND UNION CANAL, the property has a kitchen/diner, CONSERVATORY, CLOAKROOM, EN-SUITE and FAMILY BATHROOM. WONDERFUL GARDEN and DOUBLE GARAGE.

### **Entrance Hall:**

Tiled flooring, under stairs storage.

### **Cloakroom:**

Fitted with a suite to comprise: Wash hand basin and w.c. Fully tiled, heated towel rail, double glazed window to front.

### **Lounge:**

14' 7" into bay x 12' 4" ( 4.45m into bay x 3.76m )  
Double glazed bay window to front, gas fire, doorway to kitchen/diner.

### **Conservatory:**

22' 5" x 10' ( 6.83m x 3.05m )  
Brick and Upvc construction, power, tiled flooring.

### **Kitchen / Diner:**

23' 4" x 8' 9" ( 7.11m x 2.67m )  
Fitted with a range of wall and base units with work surfaces over,

### **Landing:**

Access to a boarded loft via a pull down ladder, radiator, double glazed window to side.

### **Bedroom One:**

12' 5" x 11' 1" max ( 3.78m x 3.38m max )  
Double glazed window to rear, fitted wardrobes, radiator.

### **En-Suite:**

Fitted with a suite to comprise: Shower and wash hand basin, heated towel rail, fully tiled.

### **Bedroom Two:**

12' 5" max x 9' 7" ( 3.78m max x 2.92m )  
Double glazed window to front, radiator, fitted wardrobes.

### **Bedroom Three:**

10' 5" x 6' 6" ( 3.17m x 1.98m )  
Double glazed window to front, radiator.

### **Bathroom:**

Fitted with a suite to comprise: Bath with shower over, wash hand basin on a vanity unit and w.c. Heated towel, rail, extractor fan, fully tiled, double glazed window to side.

### **Outside:**

#### **Rear Garden:**

Mature and well established garden with an abundance of flowers and shrubs, several seating areas, garden room, storage shed, outside power.

### **Double Garage:**

Electric roller door, plumbing for a washing machine, power and lighting, eaves storage.

### **Parking:**

Block paved parking for two cars in front of double 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](http://www.focalagent.com)



welcome to  
**Clayton Gate,  
Giffard Park Milton Keynes**

- NO UPPER CHAIN
- LINK DETACHED FAMILY HOME
- SEPARATE RECEPTIONS
- DOUBLE GARAGE
- AMAZING REAR GARDEN

Tenure: Freehold EPC Rating: C

guide price

**£425,000**



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Property Ref:  
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brown & merry



**01908 611242**



[newportpagnell@brownandmerry.co.uk](mailto:newportpagnell@brownandmerry.co.uk)



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



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**