









welcome to

Glenwoods, Newport Pagnell

Perfect as a FIRST TIME BUY and with room to EXTEND (STPP) is this rarely available SEMI-DETACHED HOUSE situated on the very popular GREEN DEVELOPMENT and being close to SCHOOLS and LOCAL AMENITIES. With SEPARATE RECEPTIONS, DOUBLE BEDROOMS, GARAGE and WELL MAINTAINED GARDENS.

Entrance Porch:

Double glazed door to front. Door into lounge.

Lounge:

14' 7" x 11' 6" (4.45m x 3.51m)
Double glazed window to front, radiator, stairs to first floor landing.

Dining Room:

11' \times 7 $^{-4}$ " (3.35m \times 2.24m) Double glazed window to rear, door into kitchen, radiator.

Kitchen:

11' x 6' 9" (3.35m x 2.06m)

Double glazed door and double glazed window to rear. fitted with a range of wall and base units with work surfaces over, stainless steel sink and drainer, space for fridge/freezer and washing machine, door to dining room.

Landing:

Stairs rising from lounge, access to loft.

Bedroom One:

14' 7" x 8' 4" (4.45m x 2.54m) Double glazed window to front, radiator.

Bedroom Two:

11' 2" x 8' 6" (3.40m x 2.59m)
Double glazed window to rear, radiator.

Shower Room:

Fitted with a suite to comprise: Shower cubicle, wash hand basin and w.c. Radiator, partly tiled, double glazed window to rear.

Outside:

Front Garden:

Lawned frontage with pathway leading to front door.

Rear Garden:

Laid mainly to lawn with flower and shrub borders, paved patio area, door into garage.

Garage:

Single garage with up and over door, personal door to rear garden.



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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Newport Pagnell

- RARELY AVAILABLE SEMI-DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- SCOPE TO EXTEND (STPP)
- VERY WELL MAINTAINED GARDENS
- PARKING & GARAGE

Tenure: Freehold EPC Rating: Awaited

guide price

£280,000



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Property Ref: NPL107192 - 0005 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.







newportpagnell@brown and merry. co. uk

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

brownandmerry.co.uk

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