

Aldrich Drive, Willen Milton Keynes MK15 9HP



welcome to

Aldrich Drive, Willen Milton Keynes

Situated in the very popular area of WILLEN stands this RARELY AVAILABLE LINK-DETACHED BUNGALOW. The property provides WELL PRESENTED accommodation to include LOUNGE with dual aspect windows, beautiful and generous REAR GARDEN, PARKING and SINGLE GARAGE.

Entrance Hall:

Doors to lounge, bedrooms, bathroom and airing cupboard. Access to loft.

Lounge:

15' 4" x 11' 6" (4.67m x 3.51m) Double glazed window to front and side aspects, radiator, T.V. point. Door to kitchen.

Kitchen:

11' 4" max x 8' 9" max (3.45m max x 2.67m max) Fitted with a range of wall and base units with work surfaces over, space for a fridge/freezer, gas hob, electric oven, extractor fan, plumbing for a washing machine, stainless steel sink with drainer, partly tiled, boiler, double glazed window to rear aspect, double glazed door leading to the rear garden.

Bedroom One:

11' 4" x 9' 4" ($3.45m\ x\ 2.84m$) Fitted wardrobes, radiator, double glazed window to front and rear aspects.

Bedroom Two:

 8^{\prime} 5" x 7' 1" (2.57m x 2.16m) Fitted wardrobes, radiator, double glazed window to rear aspect.

Bathroom:

Fitted with a suite to comprise: bath with shower fixture, wash hand basin and w.c. Partly tiled, double glazed window to rear aspect.

Outside:

Front Garden:

Set behind a hedgerow with shingle areas and a block paved driveway providing off road parking and leading to the single garage.

Rear Garden:

A beautiful and interesting rear garden with areas of lawn and shingle, paved patio, seating, garden shed, summer house, water tap.

Garage:

Up and over door, power and lighting.



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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Aldrich Drive,

Willen Milton Keynes

- LINK-DETACHED
- TWO BEDROOMS
- GARAGE AND OFF ROAD PARKING
- BEAUTIFUL REAR GARDEN
- EXCELLENT LOCATION

Tenure: Freehold EPC Rating: D

guide price **£365,000**



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Property Ref: NPL106644 - 0003 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.

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01908 611242

newportpagnell@brownandmerry.co.uk



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

