



Crosslands, Stantonbury Milton Keynes MK14 6AX

welcome to

Crosslands, Stantonbury Milton Keynes

A WELL PRESENTED SEMI-DETACHED HOUSE, ideal as a FIRST TIME BUY situated close to local amenities and SCHOOLS. The property boasts a REFITTED KITCHEN/diner to the rear, LOUNGE to the front, upstairs bedrooms and bathroom. Outside GARDEN to FRONT and REAR, PARKING and SINGLE GARAGE.

Entrance Porch:

Door and double glazed window to side, door leading to lounge.

Lounge:

15' 11" max x 11' 1" (4.85m max x 3.38m)

Double glazed window to front, under stairs storage, radiator.

Kitchen / Diner:

15' 1" x 10' 5" (4.60m x 3.17m)

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer, induction hob with extractor fan over, electric oven, space for tumble dryer, plumbing for a washing machine, understairs storage cupboard, wood effect flooring, radiator, double glazed window to rear, double glazed sliding door to rear.

Landing:

Access to partly boarded loft, double glazed window to side, storage cupboard with combi boiler.

Bedroom One:

12' x 11' 2" (3.66m x 3.40m)

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

Bedroom Two:

11' x 8' 5" (3.35m x 2.57m)

Double glazed window to rear, radiator.

Bathroom:

Fitted with a suite to comprise bath with mixer tap and shower fixture over, wash hand basin and w.c. Partly tiled, heated towel rail, double glazed window to rear.

Outside:

Front Garden:

Mainly laid to lawn with shrub borders, parking space.

Rear Garden:

Laid to lawn with patio area and shrub borders, outside water tap, gated side access.

Garage:

Single garage to the front of the property.



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
**Crosslands,
Stantonbury Milton Keynes**

- TWO BEDROOM SEMI-DETACHED
- WELL PRESENTED
- REFITTED KITCHEN with DINING AREA
- GARDEN TO FRONT AND REAR
- PARKING & GARAGE

Tenure: Freehold EPC Rating: Awaited

guide price

£275,000



view this property online [brownandmerry.co.uk/Property/NPL107300](https://www.brownandmerry.co.uk/Property/NPL107300)



Property Ref:
NPL107300 - 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.

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@brownandmerry.co.uk



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



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