



Willen Park Avenue, Willen Park MILTON KEYNES MK15 9HF

welcome to

Willen Park Avenue, Willen Park MILTON KEYNES

Being close to WILLEN LAKE and what it has to offer as well as the LOCAL CENTRE stands this SEMI-DETACHED family home. Benefits include a LOUNGE/DINER, CONSERVATORY, OFF ROAD PARKING for several vehicles and a GARAGE with ROLLER DOOR.

Entrance Porch:

Upvc door, wood flooring.

Cloakroom:

Fitted with a suite to comprise: Wash hand basin and w.c. Radiator, wood flooring.

Lounge:

19' 7" x 9' 4" (5.97m x 2.84m)

Wood laminate flooring, two radiators, patio doors to rear garden, door to kitchen and stairs rising to first floor accommodation.

Kitchen:

9' x 8' 6" (2.74m x 2.59m)

Fitted with a range of eye and base level units with work surfaces over, tiled splashback surround, tiled flooring.

Conservatory:

7' 6" x 7' 4" (2.29m x 2.24m)

Of Upvc construction with double glazed windows and door opening to rear garden.

Bedroom One:

19' 9" x 10' 3" (6.02m x 3.12m)

Carpet flooring, fitted wardrobes, double glazed window to front aspect.

Bedroom Two:

9' 5" x 9' 1" (2.87m x 2.77m)

Carpet flooring, double glazed window to rear aspect.

Bedroom Three:

9' 1" x 8' 6" (2.77m x 2.59m)

Carpet flooring, double glazed window to rear aspect.

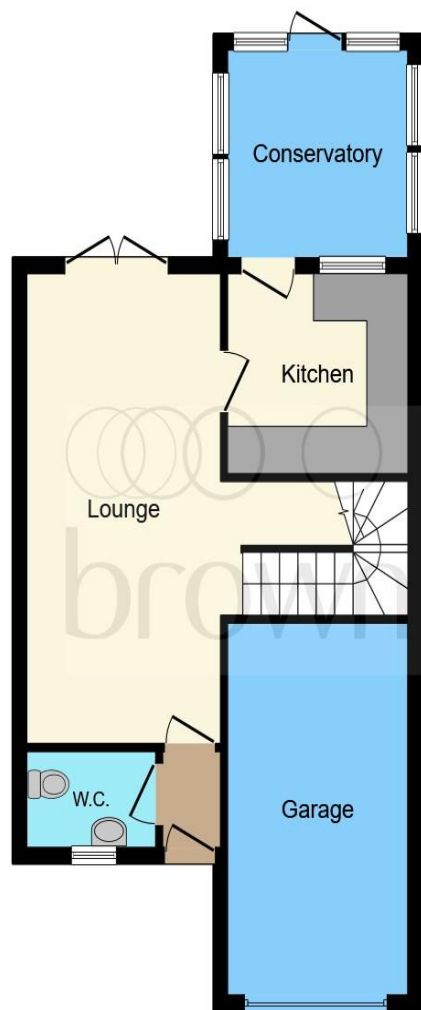
Outside:

Front:

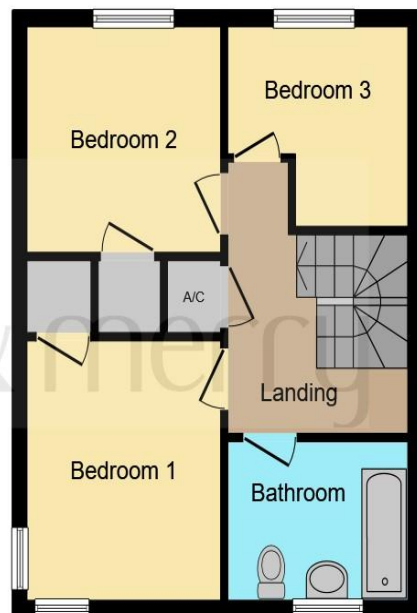
Laid mainly to lawn with pathway leading to front door. Driveway providing parking leading to garage.

Rear Garden:

Enclosed rear garden mainly laid to lawn with a patio area and shingle area, gated side access.



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



welcome to

Willen Park Avenue,

Willen Park MILTON KEYNES

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- CONSERVATORY
- GARDENS
- OFF ROAD PARKING and GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£325,000



view this property online [brownandmerry.co.uk/Property/NPL107564](https://www.brownandmerry.co.uk/Property/NPL107564)



Property Ref:
NPL107564 - 0008

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)