









welcome to

Queens Avenue, Newport Pagnell

Standing on a GENEROUS CORNER PLOT and BACKING ONTO BURY FIELD COMMON is this SEMI-DETACHED FAMILY HOME. The property has a KITCHEN/DINER, CONSERVATORY, UPSTAIRS BEDROOMS and SHOWER ROOM. Outside, GARDENS to FRONT and REAR and OFF ROAD PARKING.

Entrance Hall:

Wood laminate floor. Doors to reception rooms.

Lounge:

12' 4" x 8' 5" (3.76m x 2.57m)

Wood flooring, feature fireplace, double glazed window to front aspect, radiator. Open to:

Kitchen / Diner:

16' 9" x 12' 1" (5.11m x 3.68m)

Wood laminate flooring and fitted with a range of eye and base level units with work surfaces over, storage cupboards, door to covered passageway/storage.

Conservatory:

16' 9" x 7' 2" (5.11m x 2.18m)

Brick built base with double glazed windows and doors to garden, tiled flooring, radiator.

Landing:

Radiator, carpet flooring, window to side aspect, access to loft.

Bedroom One:

12' 4" x 9' 9" (3.76m x 2.97m)

Carpet flooring, radiator, double glazed window to front aspect.

Bedroom Two:

12' 1" x 9' 9" (3.68m x 2.97m)

Fitted wardrobe/storage cupboard, radiator, carpet flooring, double glazed window to rear aspect.

Bedroom Three:

9' 4" x 6' 11" (2.84m x 2.11m)

Double glazed window to front aspect, carpet flooring, radiator.

Shower Room:

Fitted with a suite to comprise: Shower, hand wash basin and w.c. tiled floor to ceiling, double glazed frosted window to rear aspect.

Outside:

Front Garden:

Low maintenance front garden, parking for multiple vehicles.

Rear Garden:

Generous rear garden, mainly laid to lawn, surrounded by mature shrubs.

Outbuildings:

Two sheds for storage.



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

Queens Avenue,

Newport Pagnell

- SEMI DETACHED FAMILY HOME
- **BACKING ONTO BURY FIELD**
- THREE BEDROOMS
- **GOOD SIZED REAR GARDEN**
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

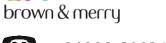
£425,000



view this property online brownandmerry.co.uk/Property/NPL107584



Property Ref: NPL107584 - 0002 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.





01908 611242



newportpagnell@brownandmerry.co.uk



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



brownandmerry.co.uk

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.