



**High Street, North Crawley Newport Pagnell MK16 9LH**

**welcome to**

## **High Street, North Crawley Newport Pagnell**

A VERY WELL PRESENTED DETACHED FAMILY HOME situated in the popular north Bucks village of NORTH CRAWLEY. This individually built property offers SEPARATE RECEPTION ROOMS, well appointed KITCHEN, CLOAKROOM, UPSTAIRS BEDROOMS plus TWO EN-SUITES and BATHROOM. Outside GARAGE, PARKING and GARDEN.

### **Entrance Hall:**

Engineered wood floor, wooden doors leading to lounge, cloakroom, kitchen and dining room, stairs rising to first floor.

### **Cloakroom:**

Fitted with a suite to comprise: Wash hand basin and w.c. Tiled flooring, extractor fan, double glazed window to front.

### **Lounge:**

17' 4" x 13' ( 5.28m x 3.96m )

Double glazed window to front aspect, engineered wood floor, fireplace with surround, T.V. point, double glazed patio doors to rear.

### **Dining Room:**

14' 9" x 11' 2" ( 4.50m x 3.40m )

Engineered wood floor, double glazed door to rear garden, two double glazed windows to side aspect.

### **Kitchen:**

14' 9" max x 12' 5" ( 4.50m max x 3.78m )

Fitted with a range of eye and base level units with work surfaces over, eye level ovens, integrated fridge/freezer, induction hob with extractor fan over, integrated dish washer, 1 1/2 bowl sink with drainer.

### **Bedroom One:**

Built-in wardrobes with sliding doors, radiator, three double glazed windows, access to en-suite.

### **En-Suite:**

Fitted with a suite to comprise: Shower with waterfall shower fixture, sink with vanity unit below and w.c. Partly tiled, heated towel rail, double glazed window.

### **Bedroom Two:**

13' 1" max x 9' 2" max ( 3.99m max x 2.79m max )

Double glazed window to front and rear, radiator, T.V. point.

### **En-Suite:**

Fitted with a suite to comprise: Shower cubicle, wash hand basin and w.c. Extractor fan, partly tiled, heated towel rail, double glazed sky light.

### **Bedroom Three:**

12' 4" max x 8' 2" max ( 3.76m max x 2.49m max )

Double glazed window, radiator.

### **Bedroom Four:**

10' 8" x 8' 10" ( 3.25m x 2.69m )

Double glazed window, radiator, carpet flooring.

### **Family Bathroom:**

Fitted with a suite to comprise: Bath with mixer tap, sink with vanity unit below and w.c. Fully tiled, heated towel rail, double glazed window

### **Outside:**

#### **Front:**

Shrub borders, gravel driveway providing parking for several cars and leading to integral garage.

#### **Rear Garden:**

Enclosed and mainly laid to lawn with a patio area, shrub borders, gated rear access.

### **Agent's Note:**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.





**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](http://www.focalagent.com)



**welcome to**  
**High Street,**  
**North Crawley Newport Pagnell**

- POPULAR NORTH BUCKS VILLAGE
- DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO EN-SUITES AND BATHROOM
- GARDEN, PARKING AND GARAGE

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

guide price  
**£700,000**



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Property Ref:  
NPL107604 - 0004

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