



Alverton, Great Linford, Milton Keynes, MK14 5EF

welcome to

Alverton, Great Linford, Milton Keynes

A STUNNING REFURBISHED DETACHED FAMILY HOME with a WRAP AROUND GARDEN situated in the popular area of GREAT LINFORD. Benefits to the property include a DOWNSTAIRS SHOWER ROOM, A KITCHEN / BREAKFAST ROOM with ISLAND, UPSTAIRS BEDROOMS and DOUBLE GARAGE

Entrance Hall:

Engineered wood flooring, radiator, stairs rising to first floor landing, doors to reception rooms.

Downstairs Shower Room:

Fitted with a suite to comprise: Shower cubicle with waterfall shower head, wash hand basin with mixer tap and w.c. Tiled floor, heated towel rail, extractor, double glazed window to side.

Lounge / Diner:

26' 7" x 11' (8.10m x 3.35m)

Engineered wood flooring, dual aspect double glazed windows and patio doors to garden, feature fireplace, radiators, T,V. point.

Kitchen / Breakfast Room:

19' 9" x 11' 7" (6.02m x 3.53m)

Fitted with a range of eye and base level units with work surfaces over, sink with mixer tap and drainer, freestanding cooker and fridge/freezer, island with breakfast bar, tiled floor and splash backs, two radiators, two windows and double glazed patio doors to garden.

Landing:

Oak staircase, carpet on stairs leading to first floor accommodation, window to front aspect, doors to bedrooms and family bathroom.

Bedroom One:

11' 6" x 10' 11" (3.51m x 3.33m)

Carpet flooring, radiator, fitted wardrobes double glazed window to rear aspect.

Bedroom Two:

11' 6" x 11' (3.51m x 3.35m)

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

Bedroom Three:

11' 6" x 8' 7" (3.51m x 2.62m)

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

Bedroom Four:

8' 1" x 6' (2.46m x 1.83m)

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

Bathroom:

Fitted with a suite to comprise: Bath with waterfall shower fitting, wash hand basin with mixer tap set on a vanity unit and w.c. Heated towel rail, extractor, double glazed window to side.

Outside:

Front Garden:

Lawn area, paved pathway to front door. Driveway to the side providing off road parking and leading to double garage. Gated side access.

Double Garage:

With up and over doors.

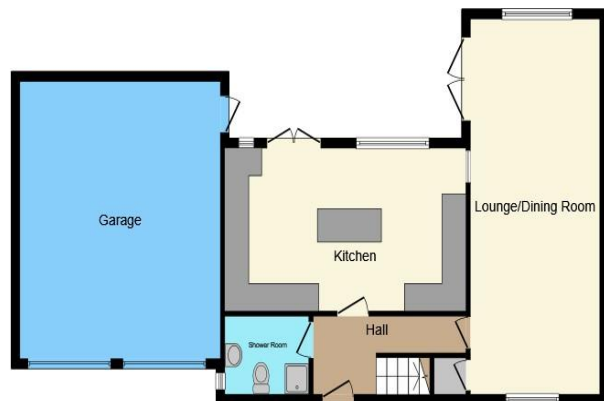
Rear Garden:

Wrap around garden, mainly laid to lawn with patio seating area and rear access to garage and garden room.

Outbuilding:

13' 1" x 9' 8" (3.99m x 2.95m)

Ceramic floor tiles, power/electricity, windows.



Ground Floor



First Floor



Outbuilding

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
Alverton,
Great Linford, Milton Keynes

- REFURBISHED DETACHED FAMILY HOME
- FOUR BEDROOMS
- DOWNSTAIRS SHOWER ROOM and UPSTAIRS BATHROOM
- KITCHEN/BREAKFAST ROOM
- DOUBLE GARAGE AND GARDENS

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in excess of
£600,000



view this property online [brownandmerry.co.uk/Property/NPL107426](https://www.brownandmerry.co.uk/Property/NPL107426)



Property Ref:
NPL107426 - 0007

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)