



**Harvard Close, Giffard Park Milton Keynes MK14 5PZ**

**welcome to**

## **Harvard Close, Giffard Park Milton Keynes**

Offered for sale with NO ONWARD CHAIN involved and situated in the sought after area of GIFFARD PARK stands this DETACHED FAMILY HOME. Benefits to the property include a WRAP AROUND GARDEN, SEPARATE RECEPTION ROOMS, CONSERVATORY, EN-SUITE TO MAIN BEDROOM, PARKING FOR MULTIPLE VEHICLES.

### **Entrance Hall:**

tiled floor, stairs rising to first floor landing, radiator, doors leading to reception rooms.

### **Cloakroom:**

Fitted with a suite to comprise: Wash hand basin and w.c. Tiled floor to ceiling, heated towel rail.

### **Lounge:**

20' 4" max x 13' 5" max ( 6.20m max x 4.09m max )  
Carpet floor, feature fireplace, double glazed bay window to front aspect and French doors to rear, radiator.

### **Dining Room:**

9' 10" x 9' 6" ( 3.00m x 2.90m )  
Wood laminate flooring, double glazed doors to conservatory and door to kitchen, radiator.

### **Study:**

14' 10" x 8' 10" ( 4.52m x 2.69m )  
Carpet floor, radiator, double glazed window to front aspect, door providing access to garage.

### **Conservatory:**

Radiator, tiled flooring, glazed, 1/2 brick, electric radiator, French doors to garden.

### **Kitchen:**

12' 5" x 9' ( 3.78m x 2.74m )  
Fitted with a range of base and eye level units with work surfaces over, tiled splash back surround, integrated electric oven and induction hob, stainless steel sink with mixer tap and drainer, radiator, two double glazed windows to side aspect.

### **Utility Room:**

Base level units with stainless steel sink and mixer tap, tiled splash back surround, double glazed window to rear and door to garden.

### **Landing:**

Carpet stairs leading to first floor accommodation, loft hatch providing access.

### **Bedroom One:**

12' 5" max x 11' 6" max ( 3.78m max x 3.51m max )  
Radiator, fitted wardrobes, double glazed window to rear aspect, carpet floor and door to en-suite.

### **En-Suite:**

Tiled floor to ceiling, shower cubicle, heated towel rail and vanity unit housing w.c. and wash hand basin.

### **Bedroom Two:**

12' 2" x 9' 10" ( 3.71m x 3.00m )  
Fitted wardrobes, wood laminate flooring, double glazed window to rear aspect, radiator.

### **Bedroom Three:**

11' 11" x 9' 6" ( 3.63m x 2.90m )  
Radiator, double glazed window to front aspect, carpet flooring.

### **Bedroom Four:**

8' 8" x 6' 2" ( 2.64m x 1.88m )  
Carpet flooring, radiator, double glazed window to rear aspect.

### **Bathroom:**

tiled floor to ceiling, shaver point, bath with mixer tap and shower attachment, vanity unit housing w.c. and hand wash basin.

### **Outside:**

#### **Front Garden:**

mature shrub borders as well as lawned area, paved driveway providing parking.

#### **Rear Garden:**

Mainly laid to lawn with mature shrub borders and patio seating area. Greenhouse.

#### **Garage:**

Electric roller up and over door.

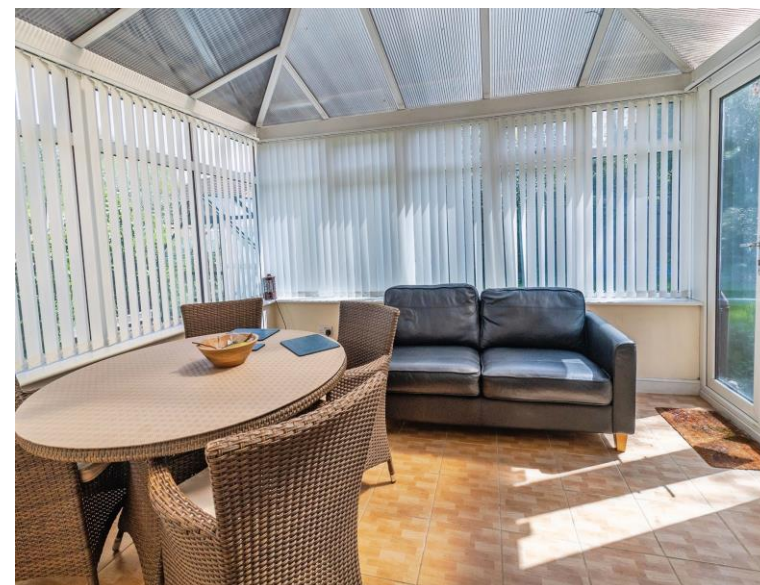


**Ground Floor**



**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**  
**Harvard Close,**  
**Giffard Park Milton Keynes**

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- SEPARATE RECEPTION ROOMS
- CONSERVATORY
- EN-SUITE AND FAMILY BATHROOM

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

guide price  
**£590,000**



**view this property online** [brownandmerry.co.uk/Property/NPL107617](https://www.brownandmerry.co.uk/Property/NPL107617)



Property Ref:  
NPL107617 - 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](mailto:newportpagnell@brownandmerry.co.uk)



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



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