









welcome to

Gledfield Place, Hodge Lea Milton Keynes

This property is being sold chain-free, making your move as smooth as possible.

Hodge Lea is a vibrant community that boasts an array of local amenities, including shops, schools, and parks, all within easy reach. Its convenient location ensures quick access to Milton Keynes city centre.













Entrance Hall:

Radiator, laminate flooring and understairs storage and stairs rising to first floor.

Cloakroom:

Suite comprising: WC, wash hand basin, heated towel rail, fully tiled and double glazed window to front aspect.

Living Room:

14' 5" x 11' 10" (4.39m x 3.61m)

Radiator, laminate flooring and patio sliding doors to rear garden.

Kitchen:

9' 3" x 21' 7" (2.82m x 6.58m)

Fitted with a range of units to both base and eye level and worksurfaces over, 1½ sink with taps, oven, gas hob and extractor fan, space for washing machine and fridge freezer, storage cupboard, two radiators, double glazed window to front and door to rear.

Landing:

Doors to all rooms:

Bedroom One:

11' 9" x 9' 10" (3.58m x 3.00m) Radiator and double glazed window to front aspect.

Bedroom Two:

11' 5" x 8' 9" (3.48m x 2.67m) Radiator, storage cupboard and double glazed window to front aspect.

Bedroom Three:

13' 1" \times 5' 7" ($3.99m \times 1.70m$) Radiator and double glazed window to rear aspect.

Bedroom Four:

9' 10" x 6' 5" (3.00m x 1.96m) Radiator and double glazed window front aspect.

Bathroom:

White suite comprising: Bath with mixer taps and shower over, WC, wash hand basin and double glazed window to rear aspect.

Outside:

Front:

Driveway providing off road parking for four cars.

Rear:

Fully enclosed and laid to patio slabs.





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- NO UPPER CHAIN
- FOUR BEDROOM SEMI-DETACHED
- KITCHEN/DINER
- CLOAKROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

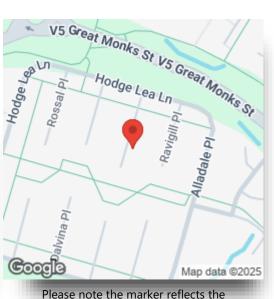
offers in excess of

£325,000









Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/STS108077



Property Ref: STS108077 - 0004 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.





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