



Salford Road, Aspley Guise, Milton Keynes MK17 8HY

welcome to

Salford Road, Aspley Guise, Milton Keynes

Modern FOUR bedroom SEMI-DETACHED home. Located in the beautiful village of ASPLEY GUISE. Versatile living spaces including THREE reception rooms, KITCHEN/CONSERVATORY with UTILITY room & ATTIC play/hobby room. MATURE enclosed REAR GARDEN. Plentiful OFF ROAD PARKING. - MUST be SEEN!!

Entrance Hall

Half glazed wooden do to the front. Staircase to the first floor accommodation. Door to Lounge. Door to Study / Family room.

Lounge

14' into bay x 12' 8" (4.27m into bay x 3.86m)
Double glazed bay window to front. Feature tiled open fireplace. Dado rail. TV point. Radiator. Door to under stair storage cupboard with hanging rail.

Dining Room

14' 11" into fitted cupboards x 11' 6" (4.55m into fitted cupboards x 3.51m)
Double glazed French doors to the Kitchen/Conservatory, Lounge & Study. Fitted shelving & glass fronted cupboards to either side of chimney breast. Carpet. Radiator.

Study/reception 3

22' 11" x 6' 3" (6.99m x 1.91m)
Double glazed window to the front. Double glazed door and window to Kitchen/Conservatory. Radiator. Recess and door to Dining Room.

Kitchen

13' x 6' 7" (3.96m x 2.01m)
L-Shaped combined with the Kitchen area / Conservatory
Fitted with a range of high & low units with worksurfaces over. Space & plumbing for dishwasher,
Space for American style fridge freezer. Kardean Luxury vinyl flooring. Door to Utility Room/Cloakroom. Skylight to the roof & double glazed window to the side. Open to the Kitchen area / Conservatory.

Kitchen/conservatory

16' 5" x 8' 9" (5.00m x 2.67m)
L-Shaped combined with the Kitchen
Continuing with High & low units with worksurfaces over. Circular stainless steel bowl & drainer. Double glazed windows to the side & rear with Double glazed French doors onto the rear garden. Luxury vinyl flooring. Radiator. Open to the Kitchen. Door to the Study/Reception room 3

Utility / Cloakroom

Double glazed window to the side. Fitted with a white suite comprising close coupled WC, wall mounted hand wash basin. Ceramic tiling to splash back & floor. Fitted wall and base units with worksurfaces over. Plumbing and recess for washing machine. Recess for tumble dryer. Fitted white work tops. Replaced wall mounted Worcester boiler with warranty remaining. Radiator.

Landing

Carpet. Doors to Bedrooms and Bathroom.

Bedroom

11' 6" x 11' 7" to chimney breast (3.51m x 3.53m to chimney breast)
Double glazed window to the front. Carpet. Radiator.

Bedroom

11' 7" x 9' 3" (3.53m x 2.82m)
Double glazed window to the rear. Carpet. Radiator.

Bedroom

6' 5" x 8' 4" (1.96m x 2.54m)
Double glazed window to the rear. Carpet. Radiator.





Bedroom

6' 2" x 11' 2" (1.88m x 3.40m)
Double glazed window to the front. Carpet.
Radiator. Staircase to loft room.

Bathroom

Double glazed window to rear. Fitted with a white suite: Pedestal hand wash basin with tiled splashback. Close coupled WC. Panelled corner bath. Recess shower cubicle with wall mounted shower mixer and rain head. Half ceramic tiled walls. Vinyl flooring. Radiator.

Attic: Play / Hobby Room

11' 2" x 16' (3.40m x 4.88m)
Double glazed Velux skylight window to rear.
Carpet. Eaves storage area. Door to eaves walk in storage room.

Eaves Walk In Storage Room

6' 5" x 11' 2" (1.96m x 3.40m)
Eaves storage with power & light.

Outside Front

Single drive with parking upto 4/5 vehicles. Privacy hedge. Shed. Covered storm porch.

Rear Garden

Fully Enclosed. Mainly laid to lawn. Decked patio area. Mature borders with trees & shrubs. Large storage shed. Greenhouse.



view this property online brownandmerry.co.uk/Property/WOS104908



welcome to

Salford Road, Aspley Guise Milton Keynes

- MODERN 4 BEDROOM SEMI-DETACHED HOUSE
- DESIRABLE LOCATION OF ASPLEY GUISE
- THREE RECEPTION ROOMS
- CONSERVATORY OVERLOOKING REAR GARDEN
- CONVERTED ATTIC ROOM WITH ADDITIONAL STORAGE SPACE.

Tenure: Freehold EPC Rating: D

guide price

£525,000



Ground Floor



First Floor



Attic Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

view this property online brownandmerry.co.uk/Property/WOS104908



Property Ref:
WOS104908 - 0009

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



01908 583231



WoburnSands@brownandmerry.co.uk



9 High Street, Woburn Sands, MILTON KEYNES,
Buckinghamshire, MK17 8RG



brownandmerry.co.uk