



**Hindemith Gardens, Old Farm Park, Milton Keynes MK7 8PN**



**welcome to**

## **Hindemith Gardens, Old Farm Park, Milton Keynes**

FOUR bedroom DETACHED home, STUNNING condition, with WRAP AROUND garden, off road PARKING and detached GARAGE. Superb SCHOOL catchment location together with easy COMMUTER access for mainline stations and M1 link road.

### **Entrance Hall:**

Composite door to front. Karndean flooring. Radiator. Under stairs storage cupboard. Recessed lighting. Coving to ceiling. Stairs to the first floor. Doors to cloakroom, kitchen and lounge.

### **Cloakroom:**

Double glazed obscure window to front. Karndean flooring. WC with concealed flush. Wash hand basin with mixer tap and floating vanity unit. Chrome towel radiator. Fully tiled walls.

### **Lounge:**

11' x 16' 6" ( 3.35m x 5.03m )

Double glazed window to front. Coving to ceiling. Two radiators. Feature fire place with flame effect fire and marble surround and hearth. Opening into family room.

### **Family Room:**

9' 10" x 10' 5" ( 3.00m x 3.17m )

Open from lounge, room with pitched roof and double glazed skylight window. Double glazed windows to rear and side. Double glazed patio doors into rear garden. Vertical wall radiator.

### **Kitchen / Diner:**

8' 7" x 19' 10" ( 2.62m x 6.05m )

Dual aspect room with double glazed windows to front and rear aspect. Modern fitted kitchen with range of storage cupboards, space saving units and drawers at base and eye level. Two built in electric ovens. Induction hob. Stainless steel chimney style extractor fan. Under unit lighting. Corian work surfaces and drainer with butler style ceramic sink and mixer tap. Integrated fridge/freezer and dish washer. Tiling to splash areas. Recessed lighting. Dining space for large table and chairs. Radiator. Door into utility room.

### **Utility Room:**

5' 10" x 4' 7" ( 1.78m x 1.40m )

Composite half glazed door to outside. Matching kitchen colour storage unit at eye level. Corian work surface. Space and plumbing for washing machine and tumble dryer. Wall mounted Worcester gas central heating boiler. Karndean flooring.

### **Landing:**

Loft access. Built in storage cupboard with hanging rail and basket storage. Doors to all bedrooms and bathroom.

### **Bedroom One:**

11' 1" max x 9' 8" ( 3.38m max x 2.95m )

Double glazed window to rear. Radiator. Coving to ceiling. Door to en-suite shower room.

### **En-Suite Shower Room:**

Fully tiled walls. WC with concealed flush. Wash hand basin with mixer tap and concealed storage unit under. Shower cubicle with folding shower screen and concealed thermostat shower. Extractor fan. Shaver point. Chrome towel radiator. Recessed lighting.

### **Bedroom Two:**

11' 1" x 8' 8" ( 3.38m x 2.64m )

Double glazed window to rear. Radiator. Coving to ceiling. Built in storage cupboard.

### **Bedroom Three:**

8' 8" x 8' 5" ( 2.64m x 2.57m )

Double glazed window to front. Radiator. Coving to ceiling.





#### **Bedroom Four:**

7' 11" into wardrobe x 6' 5" ( 2.41m into wardrobe x 1.96m )

Double glazed window to front. Radiator. Coving to ceiling. Wall to wall range of wardrobe space with hanging rails and shelf storage.

#### **Bathroom:**

Double glazed obscure window to front. Under-floor heating. Re-fitted suite with panelled bath, mixer tap, wall mounted concealed thermostat shower over. WC with concealed flush. Wash hand basin with mixer tap and floating storage cupboard under. Matching wall unit. Extractor fan. Heated towel rail. Recessed lighting.

#### **Outside:**

Rear: Wrap around corner plot fully enclosed by brick wall and picket fencing. Largely sunny aspect with generous Indian patio stone seating area, garden pathway, landscaped lawn areas with well stocked borders to include bamboo, a variety of fern and shrubbery, foliage and bedding plants. Water tap. Outside lighting. Rear access door into garage. Gated side entrance to the front.

Front: Nicely screened with an array of greenery, bamboo, small shrubs and trees. Landscaped circular lawn with sleeper edging. Ornamental garden posts. Pea shingle. Picket fencing to side. Space for garden bench. Outside lighting. Driveway with parking for two/three cars.

Garage: Single detached garage with pitched roof, up and over door and power and light.



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## Hindemith Gardens, Old Farm Park, Milton Keynes

- FOUR BEDROOM DETACHED HOME
- WALTON HIGH SCHOOL CATCHMENT
- WRAP AROUND GARDEN PLOT
- EXTENDED TO REAR
- GARAGE AND OFF ROAD PARKING

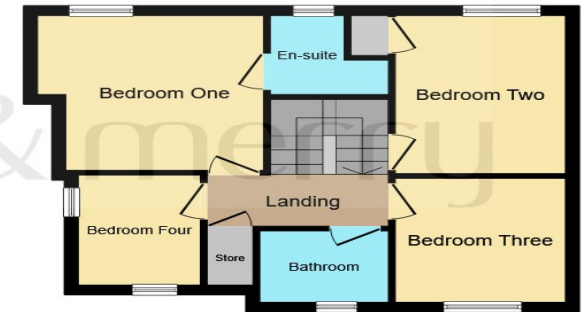
Tenure: Freehold EPC Rating: D

offers over

**£550,000**



**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

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