

property details **approval form**

45 Mount Pleasant, Aspley Guise, Milton Keynes, Buckinghamshire, MK17 8JX

Date: 24 February 2025

Property Ref and Version: WOS104836 - 0036

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Brown & Merry office: 9 High Street, Woburn Sands, MILTON KEYNES, Buckinghamshire, MK17 8RG

T 01908 583231 **E** WoburnSands@brownandmerry.co.uk

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>> **price**

£550,000

Tenure: Freehold

>> **key features**

- > FOUR BEDROOM EDWARDIAN SEMI-DETACHED HOME
- > RECENTLY REBUILT GARAGE AND PARKING
- > LANDSCAPED GARDEN WITH ROOF TERRACE
- > DOWNSTAIRS SHOWER ROOM AND MAIN BATHROOM
- > WALKING DISTANCE TO ASPLEY GUISE VILLAGE SCHOOL AND LOCAL AMENITIES
- > POTENTIAL TO EXTEND FURTHER (STPP)
- > COUNCIL TAX BAND D
- > EPC RATING: D
- > EPC Rating: D

>> **short description**

A CHARMING EDWARDIAN FOUR BEDROOM SEMI-DETACHED HOME, SET IN THE PICTURESQUE VILLAGE OF ASPLEY GUISE. WITH PARKING, GARAGE AND POTENTIAL TO EXTEND FURTHER (STPP).

>> **long description**

Enjoying an elevated position on one of Aspley Guise's most sought-after roads, this much-loved semi-detached Edwardian home is laid out over three levels, with period features and high ceilings throughout.

The ground floor consists of an inviting hallway, leading to the cosy sitting room with bay window and fireplace. The heart of the home is the stunning dining room, which opens onto the modern kitchen, with doors to the useful downstairs shower room and garden. On the first floor is the large master bedroom and second bedroom, both featuring built-in storage, as well as a good-size family bathroom. The second floor has two further rooms, both with Velux windows featuring views over the village.

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Parking is provided by a private drive at the front of the property and a recently rebuilt detached garage. The rear garden is the perfect place to entertain with an impressive roof terrace, recently landscaped lawn and patio area, and also features access to the road and garage.

Located in a picturesque part of the village, open fields allow walking and cycling for miles. The well-regarded Aspley Guise village school, local pub and Thai restaurant are within walking distance. The Georgian village of Woburn and the popular Woburn Sands are also 2 miles away. The property is in an ideal location for commuting, with transport links to the M1, A5 and A421. Flitwick train station is 8 miles away and Milton Keynes station is 10 miles, providing direct trains to London.

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>> room description

Storm Porch:

Mosaic tiled floor with outside light.

Entrance Door:

With leaded coloured window.

Entrance Hall:

Solid French oak wooden flooring, radiator, stairs to first floor, high ceiling, strip wood doors to Sitting room and Dining room .

Sitting Room:

13' 8" x 11' 6" (4.17m x 3.51m)

Wooden double glazed replacement bay sash window to front, bespoke moulded radiator around bay, fireplace with inset living gas flame fire and wooden surround, high ceiling.

Dining Room:

12' 4" x 12' 3" (3.76m x 3.73m)

Solid French oak wooden flooring , double glazed window to rear, radiator, brick faced fireplace, built-in cupboards, strip wood door to storage cupboard, high ceiling. Door to Kitchen:

Kitchen:

15' 9" x 9' 3" (4.80m x 2.82m)

Bespoke refitted designer kitchen in a comprehensive range of quality storage units at eye and base level with large flowing Corian work surfaces with upstands. 1 1/2 bowl sink unit with mixer tap, built-in wine rack, recessed lighting, pan drawers, space for American fridge/ freezer, plumbing for a washing machine, space for tumble dryer, space for a double Range cooker, stainless steel cooker hood, integrated dishwasher and microwave, tiled floor with underfloor heating, two double glazed windows to rear and double glazed door to side. Door to Shower/ Cloakroom:

Shower/ Cloakroom:

8' 2" x 4' 6" max (2.49m x 1.37m max)

Fitted with a low level w.c., vanity unit with mixer taps, part tiled shower cubicle with two shower heads, extractor fan, spotlights to ceiling, obscure double glazed window to rear, wall mounted Worcester boiler, tiled floor with underfloor heating, loft access, chrome towel rail.

First Floor Landing:

Return dog leg staircase to second floor with banister to bedrooms 3 and 4, radiator, natural strip wood doors to all rooms, carpeted, storage under second staircase and high ceiling.

Bedroom One:

15' x 12' 3" (4.57m x 3.73m)

Wooden double glazed replacement sash window to front, radiator, built-in suite of wardrobes and storage cupboards and drawers to inner wall with power inside, spotlights, carpeted, high ceiling.

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Bedroom Two:

12' 5" x 9' 7" (3.78m x 2.92m)

Double glazed window to rear, radiator, comprehensive range of built-in bedroom furniture with hanging cupboards and over bed storage unit, carpeted, high ceiling.

Bathroom / Shower Room:

8' 11" x 8' 10" (2.72m x 2.69m)

Spacious bathroom comprising: Panelled bath with telephone mixer tap, separate shower cubicle, partly tiled, pedestal wash hand basin, low level w.c., radiator, double glazed window to rear, high ceiling.

Bedroom 3:

10' 8" x 9' 8" (3.25m x 2.95m)

Wall to wall, follows incline of roof line, built-in storage cupboards, two double glazed Velux windows to front, radiator, stripped wood flooring and door.

Bedroom 4:

12' 1" x 10' 4" (3.68m x 3.15m)

Plus recess and eaves storage cupboard, strip wood flooring, two Velux double glazed windows to rear, radiator, stripped wood flooring and door.

Parking:

Shingle driveway to front, brick built garage with remote controlled electric roller door with double glazed window to side, power and light.

Rear Garden:

Fully enclosed levelled rear garden with patio, retaining brick-wall with privacy fencing, partly laid to lawn, raised flower beds, silver birch tree, storage housing water butt and meter, storage shed attached to rear of house, rear access to the side, steps to decking area on top of garage with storage under steps, sitting area with power and privacy fencing with views over Aspley Guise.

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>> **property images**



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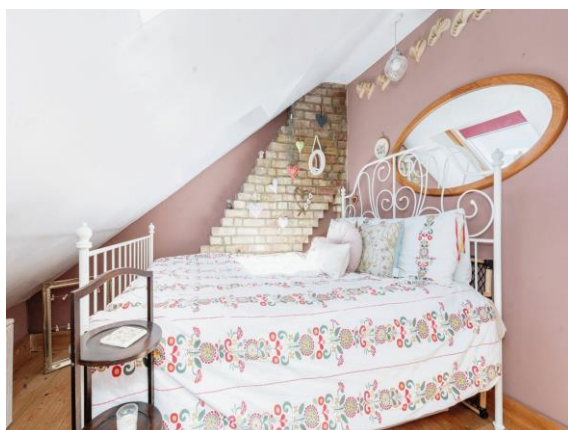
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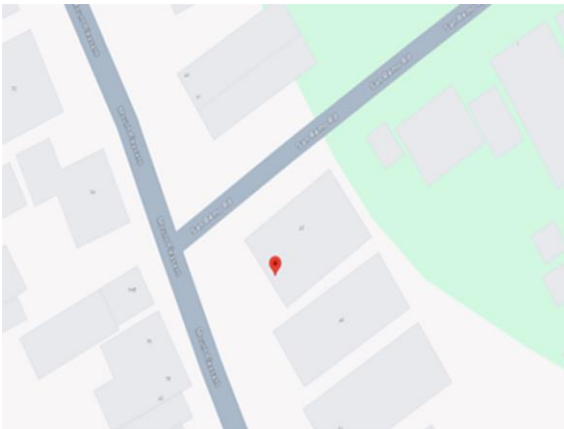
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>> **property images**



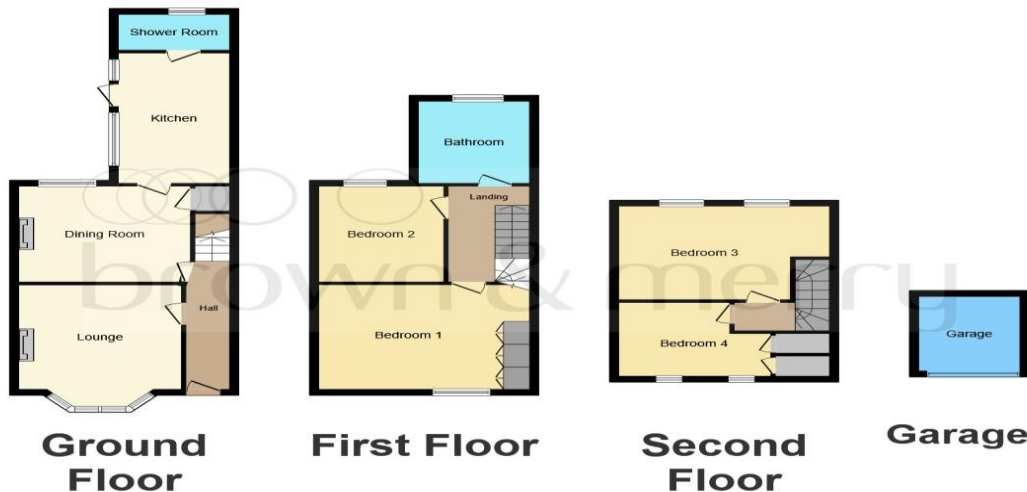
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>> floor plan



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

>> approval

	Signature	Date
Faye Wilson		
Mr S. Hogan & Ms L Darby		