

property details **approval form**

292 Burney Drive, Glebe Farm, Milton Keynes, Buckinghamshire, England, MK17 8YW

Date: 17 April 2025

Property Ref and Version: WOS105557 - 0005

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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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**

offers in excess of £425,000

Tenure: Freehold

>> **key features**

- > FOUR BEDROOM SEMI-DETACHED HOUSE
- > TWO OFF ROAD PARKING SPACES & CARPORT
- > MASTER SUITE ON TOP FLOOR
- > EASY ACCESS TO A421 AND M1 MOTORWAY
- > LOCAL SCHOOLING AND AMENITIES WITH WALKING DISTANCE
- > EXCELLENT CONDITION THROUGHOUT
- > COUNCIL TAX BANDING D
- > EPC Rating: B

>> **short description**

FLEXIBLE THREE STOREY LIVING. Dedicated top floor main bedroom with en-suite shower room. Buillt-in WARDROBES in all bedrooms. Bright and airy accommodation throughout with quality fittings all offered in EXCELLENT condition.

>> **long description**

Bright and airy four bedroom semi-detached home offering flexible three storey living with an abundance of living space. The accommodation comprises of a quality kitchen/diner to the front of the property with Amtico and quartz flooring and worksurfaces, a useful cloakroom, lounge with patio door access to the rear garden. On the first floor there are three double bedrooms all with fitted wardrobes together with a family bathroom with both a bath and shower over. On the second floor a fabulous master bedroom and en-suite shower room provides a private space for relaxing and sleeping away from the children! Outside a low maintenance rear garden offers room for outside seating, barbecues and entertaining. Car parking is also offered under a car port with visitor parking available on road.

The highly Desirable Location Eagle Farm South is perfectly situated with close links to the M1, A421 & A5 ideal for commuting or visiting the local villages of Aspley Guise, Salford & Woburn sands or Milton Keynes town centre for shopping, theatre, dining and lots more.

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>> room description

Entrance Hall

Laminate flooring. Storage cupboard.

Cloakroom

WC and wash hand basin. Partly tiled. Radiator.

Lounge

15' 4" x 12' 1" (4.67m x 3.68m)

Fully carpeted. Two radiators. Spot-lights. Double-glazed patio doors leading to the garden, and two double-glazed windows to the rear aspect.

Kitchen

16' 3" x 7' 11" (4.95m x 2.41m)

Amtico flooring. Selection of wall and base units with quartz worktops, 1 1/2 sink and drainer. Built-in fridge/freezer, washing machine and dishwasher. Gas double oven and gas 4 ringed hob. Cupboard housing the boiler. Spotlights. Radiator. Double-glazed window to the front aspect.

Landing

Fully carpeted. Storage cupboard. Radiator. Stairs to first floor.

Bedroom 2

12' 9" x 8' 4" (3.89m x 2.54m)

Fully carpeted. Built-in wardrobe. Radiator. Double-glazed window to the rear aspect.

Bedroom 3

11' 3" x 8' 5" (3.43m x 2.57m)

Fully carpeted. Built-in wardrobe. Radiator. Double-glazed window to the front aspect.

Bedroom 4

9' 3" x 6' 8" (2.82m x 2.03m)

Fully carpeted. Radiator. Double-glazed window to the rear aspect.

Bathroom

WC and wash hand basin. Heated towel rail. Bath with mixer tap, screen and electric shower. Partly tiled and mirrored. Spotlights. Double-glazed window to the front aspect.

Landing 2

Stairs to top floor. Storage cupboard. Door leading to main bedroom and en-suite.

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>> room description

Bedroom 1

20' 3" x 11' 6" (6.17m x 3.51m)

Fully carpeted. Built-in wardrobe. Radiator. Double-glazed window to the front aspect. Loft hatch. Door to storage space.

En-Suite

WC and wash hand basin. Heated towel rail. Party tiled with shower cubicle and electric shower. Mirror. Spotlights and sky light.

Rear Garden

Patio area. Artificial grass area. Sleepers with mature shrubs. 2 sheds. Side gate. Back door to car port.

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>> **property images**



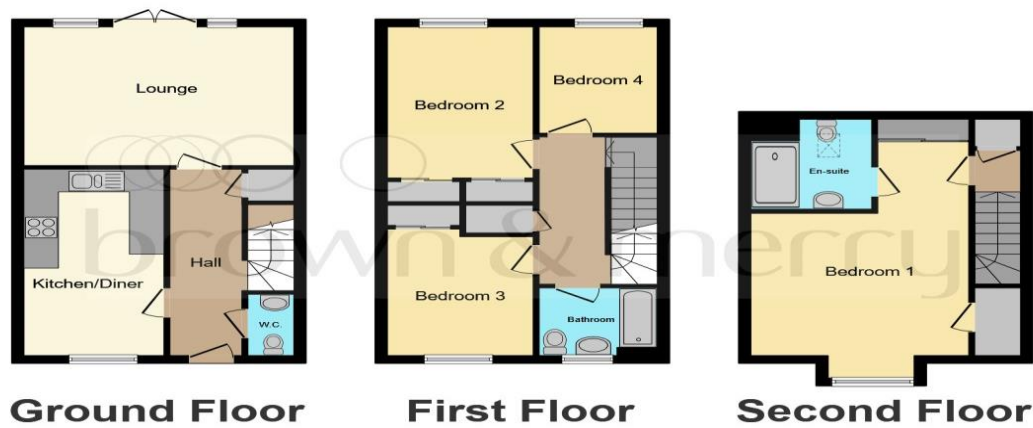
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>> floor plan



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
Kerry Riley		
Mr & Mrs D.J.&V.L. Gordon		