



Guide Price £310,000

Favell Drive, Milton Keynes

"PRICED TO SELL - NO UPPER CHAIN" if you are looking for a DETACHED FOUR BEDROOM FAMILY HOME then your search may be over! The property situated on the POPULAR FURZTON DEVELOPMENT comprises of an entrance hallway, cloakroom, lounge, dining room, kitchen/breakfast room, four bedrooms, family bathroom, enclosed rear garden, driveway offering off road parking leading to the garage.

Furzton is a district in West Milton Keynes and benefits from a lake with it's associated wildlife. The open views across the water make it a popular choice for joggers, cyclists and walkers. Created to act as a well managed basin for flood waters during rainy spells, the lake has matured into an easily accessible and peaceful oasis for local residents, office workers and wildlife. MILTON KEYNES offers many facilities and benefits to include easy access to the main line RAILWAY STATION with rail links into London Euston, convenient ROAD LINKS to the M1, CMK SHOPPING PRECINCT and the very popular HUB and THEATRE DISTRICT.



Hallway

Entered via low maintenance front door, stairs rising to first floor, under stairs storage cupboard, radiator, doors into cloakroom and further accommodation.

Cloakroom

Obscure double glazed window to side aspect, low level w/c, wall mounted wash hand basin, tiled splash back.

Lounge

Double glazed window to front aspect, ceiling coving, radiator, french doors into dining room.

Dining Room

Double glazed window to rear aspect, ceiling coving, radiator, door into Kitchen/Breakfast room.

Kitchen/Breakfast Room

Double glazed door to rear aspect, double glazed door to side aspect, range of eye and base level units, stainless steel sink with mixer taps, set into a rolled edge work surface with tiled splash backs, integrated oven, four ring gas hob with extractor fan over, space and plumbing for washing machine and further white goods, radiator.



Landing

Double glazed window to side aspect, doors into further accommodation and storage cupboard.

Bedroom One

Double glazed window to front aspect, built in wardrobe, radiator.

Bedroom Two

Double glazed window to rear aspect, built in wardrobe, radiator.

Bedroom Three

Double glazed window to front aspect, access to loft, radiator.

Bedroom Four

Double glazed window to rear aspect, radiator.

Family Bathroom

A refitted bathroom comprising of; obscure double glazed window to side aspect, low level w/c, wash hand basin with vanity unit under, panelled bath with mixer taps and hand held shower attachment over, wall mounted "Tritan" shower over, splash proof panelling to water sensitive areas, heated hand towel rail, ceramic floor tiles.



Outside Front

Mainly laid to lawn, pathway leading to front door, driveway leading to detached garage, outside light.

Outside Rear

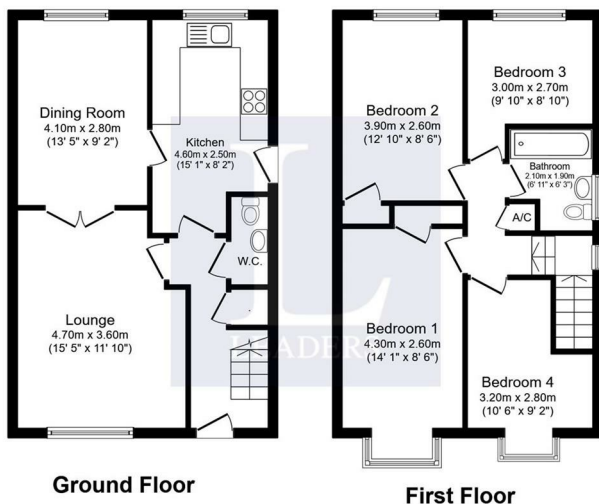
Mainly laid to lawn, patio area, mature tree, shrub and flower borders, enclosed mainly by timber fencing and brick walls.

Garage

Up and over door, power and light.

Sales Disclaimer (BK)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.



Total floor area 97.0 sq. m. (1,044 sq. ft.) approx

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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Buckingham



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