



To arrange a viewing
please call 01908 675747

Set on the BEAUTIFUL CANALSIDE, this EXECUTIVE FAMILY HOME boasts a SPACIOUS KITCHEN with INTEGRATED APPLIANCES, TWO LARGE LOUNGES, EN SUITE to MASTER BEDROOM, DOWNSTAIRS STUDY, DOWNSTAIRS CLOAKROOM, SEPARATE UTILITY, TWO-TIER FULLY LANDSCAPED GARDEN, SINGLE GARAGE and DRIVEWAY PARKING for up to FOUR VEHICLES.

- Fully Landscaped Two Tier Rear Garden
- En Suite and Balcony to Master Bedroom
- Two Large Lounges
- Single Garage and Driveway Parking
- Downstairs Cloakroom
- Built-In Log Burner
- Separate Downstairs Study
- Walking Distance to Willen Lake and Parklands
- Walking Distance to The Warbler on the Wharf Pub
- Close Proximity to CMK

LOCATION: SPRINGFIELD

ENTRANCE HALL

STUDY
10'9" x 8'6"

DOWNSTAIRS CLOAKROOM

SITTING ROOM
16'10" x 16'2"

KITCHEN/DINER
16'11" x 11'9"

UTILITY
5'5" x 5'0"

LIVING ROOM
15'5" x 10'4"

FIRST FLOOR LANDING

MASTER BEDROOM
16'10" x 16'1"

EN SUITE

BALCONY

BEDROOM TWO
16'4" x 10'4"

BEDROOM THREE
11'10" x 8'10"

BEDROOM FOUR
9'10" x 8'6"

BEDROOM FIVE
8'11" x 7'10"

BATHROOM



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REAR GARDEN

SINGLE GARAGE & DRIVEWAY

TENURE

Freehold

NOTICE

Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyers to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



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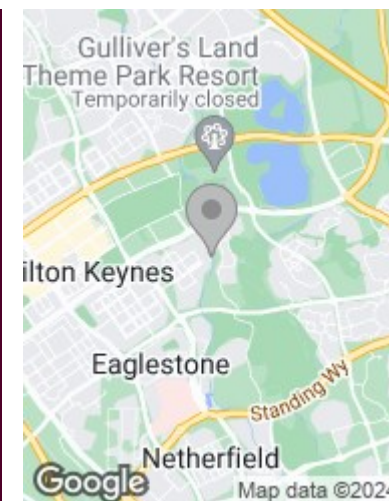
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Total area: approx. 171.4 sq. metres (1845.3 sq. feet)



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	

72 80

Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm
Saturday 9.00 am - 4.00 pm
Sunday CLOSED

