



To arrange a viewing
please call 01908 675747

OFFERED CHAIN FREE with POTENTIAL to make a PERFECT FAMILY HOME; this DETACHED PROPERTY benefits from a DOUBLE GARAGE & DRIVEWAY, SEPARATE UTILITY, WELL SIZED BEDROOMS and a LOVELY REAR GARDEN with DECKING AREA.

- Double Garage & Driveway Parking
- En Suite to Master Bedroom
- Fantastic School Catchment
- Downstairs Cloakroom
- Bedroom Four/Study
- Private Rear Garden

LOCATION: KENTS HILL

Kents Hill is situated to the South East of Milton Keynes and lies between Caldecotte and Willen Lake. It has a general store, Church and community centre. To the middle of the area is Kents Hill Park, which has lots of trees and a pond - perfect for joggers or for strolling. Kents Hill boasts its own hotel with health club and has its own primary school (Kents Hill First School) and large playing fields for recreational use.

ENTRANCE HALL

DOWNSTAIRS CLOAKROOM

KITCHEN

10'2" x 9'8"

UTILITY

6'0" x 5'8"

DINING ROOM

10'4" x 9'0"

SITTING ROOM

16'2" x 10'11"

FIRST FLOOR LANDING

BEDROOM ONE

12'0" x 10'2"

EN SUITE

BEDROOM TWO

11'1" x 9'8"

BEDROOM THREE

10'1" x 7'1"

BEDROOM FOUR

8'2" x 6'7"

BATHROOM

REAR GARDEN

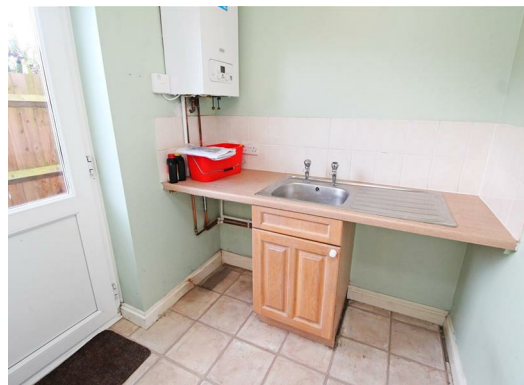
DOUBLE GARAGE & DRIVEWAY PARKING

TENURE

Freehold



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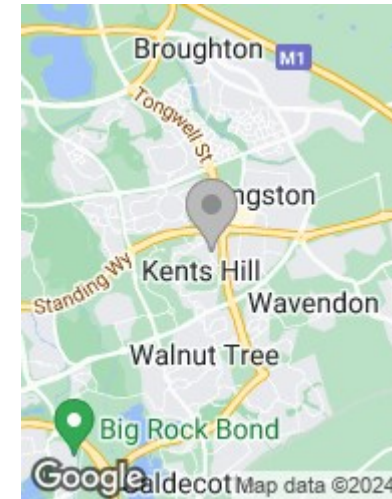


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Total area: approx. 121.7 sq. metres (1310.4 sq. feet)

This floorplan has been created and is owned solely by Alan Francis Estate Agents
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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

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

