



To arrange a viewing  
please call 01908 675747



Offered CHAIN FREE & IMMACULATELY PRESENTED with DETACHED DOUBLE GARAGE, spacious living room and TWO SHOWER ROOM ENSUITES, this incredible family home also benefits from a FANTASTIC SCHOOL CATCHMENT area.

- Four Double Bedrooms
- Two Ensuite Shower Rooms
- Detached Double Garage
- Offered Chain Free
- Timber Flooring Throughout
- Currently Occupied

#### LOCATION: WESTCROFT

Westcroft is located to the West of the city and incorporates a large district shopping area with a Morrisons supermarket, a library and other large retail units. Westcroft also has a playing field in the centre and an extensive area for children to play. Schools near to the area include Emerson Valley Junior and Shenley Brook End School for Secondary Education.

#### GROUND FLOOR

Access to the property via a double glazed front door, leading in to:

#### ENTRANCE HALL

With stairs rising to the first floor, timber flooring and doors to various rooms.

#### DINING ROOM

10'3" x 10'2"

With timber flooring, double glazed bay window to front aspect and a radiator.

#### STUDY

8'3" x 8'1"

With timber flooring, double glazed window to front aspect and a radiator.

#### KITCHEN/BREAKFAST ROOM

25'1" x 9'11"

Fitted with a matching range of eye and base level units with worktop space over, a 1½ bowl sink unit with mixer tap over, tiled splash-backs, integrated fridge/freezer and dishwasher, electric fan assisted double oven, built-in five ring gas hob with extractor hood over, two double glazed windows to rear, radiator, tiled flooring and French doors to rear garden.

#### UTILITY ROOM

Fitted with a matching range of eye and base level units with worktop space over, a 1½ bowl sink unit with mixer tap over, plumbing for washin machine, space for tumble dryer and double glazed door to side aspect.

#### CLOAKROOM

Fitted with a two piece suite comprising of a wash hand basin and a low-level WC. The cloakroom has tiled splash-backs, a radiator and tiled flooring.

#### FIRST FLOOR

To the first floor are:

#### LANDING

With timber flooring, stairs rising from the ground floor, stairs rising to the second floor and doors to various rooms.



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#### FAMILY BATHROOM

Fitted with a three piece suite comprising of a deep panelled bath with shower over, pedestal wash hand basin and low-level WC. The bathroom has a frosted double glazed window to the side aspect and heated towel rail.

#### LIVING ROOM

24'4" x 10'3"

With timber flooring, double glazed Juliet balconies to front & rear aspects, TV aerial, various power points and two radiators.

#### BEDROOM FOUR

8'9" x 8'1"

With timber flooring, double glazed window to front aspect and a radiator.

#### BEDROOM THREE

14'2" x 8'7"

With timber flooring, two double glazed windows to rear aspect and a radiator.

#### SECOND FLOOR

To the second floor are:

#### MASTER BEDROOM

13'6" x 11'4"

With timber flooring, two double glazed windows to front aspect and a radiator. Open plan to:

#### WALK IN WARDROBES

12'1" x 7'10"

With built-in wardrobe area, double glazed window to front aspect and timber flooring.

#### ENSUITE SHOWER ROOM

Fitted with a three piece suite comprising of a pedestal wash hand basin, low-level WC and shower cubicle. The en-suite has tiled splash-backs, a heated towel rail and a frosted double glazed window to the side aspect.

#### BEDROOM TWO

12'1" x 10'2"

With timber flooring, double glazed window to rear aspect and a radiator. Open plan to:

#### WALK IN WARDROBES

8'8" x 6'5"

With built-in wardrobe area and timber flooring.

#### ENSUITE SHOWER ROOM

Fitted with a three piece suite comprising of a pedestal wash hand basin, low-level WC and shower cubicle. The en-suite has tiled splash-backs, a heated towel rail and a frosted double glazed window to the rear aspect.

#### OUTSIDE

To the outside of the property are:

#### DETACHED DOUBLE GARAGE

With two up & over doors, power and lighting.

#### REAR GARDEN

Enclosed rear garden, mainly laid to lawn with gated access to driveway and ample parking for 4 - 6 cars.

#### TENURE:

Freehold.

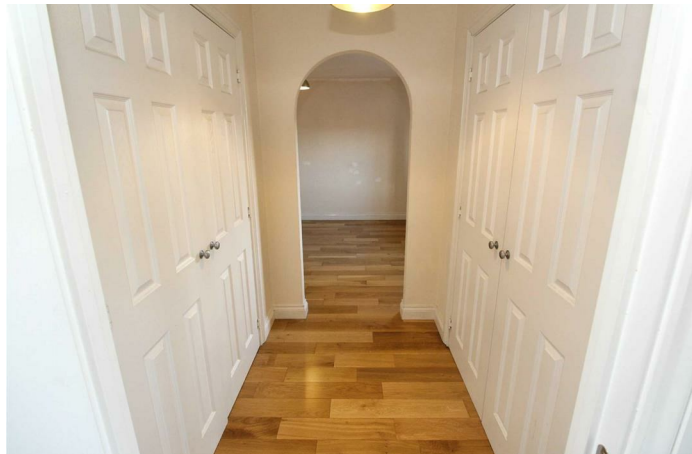


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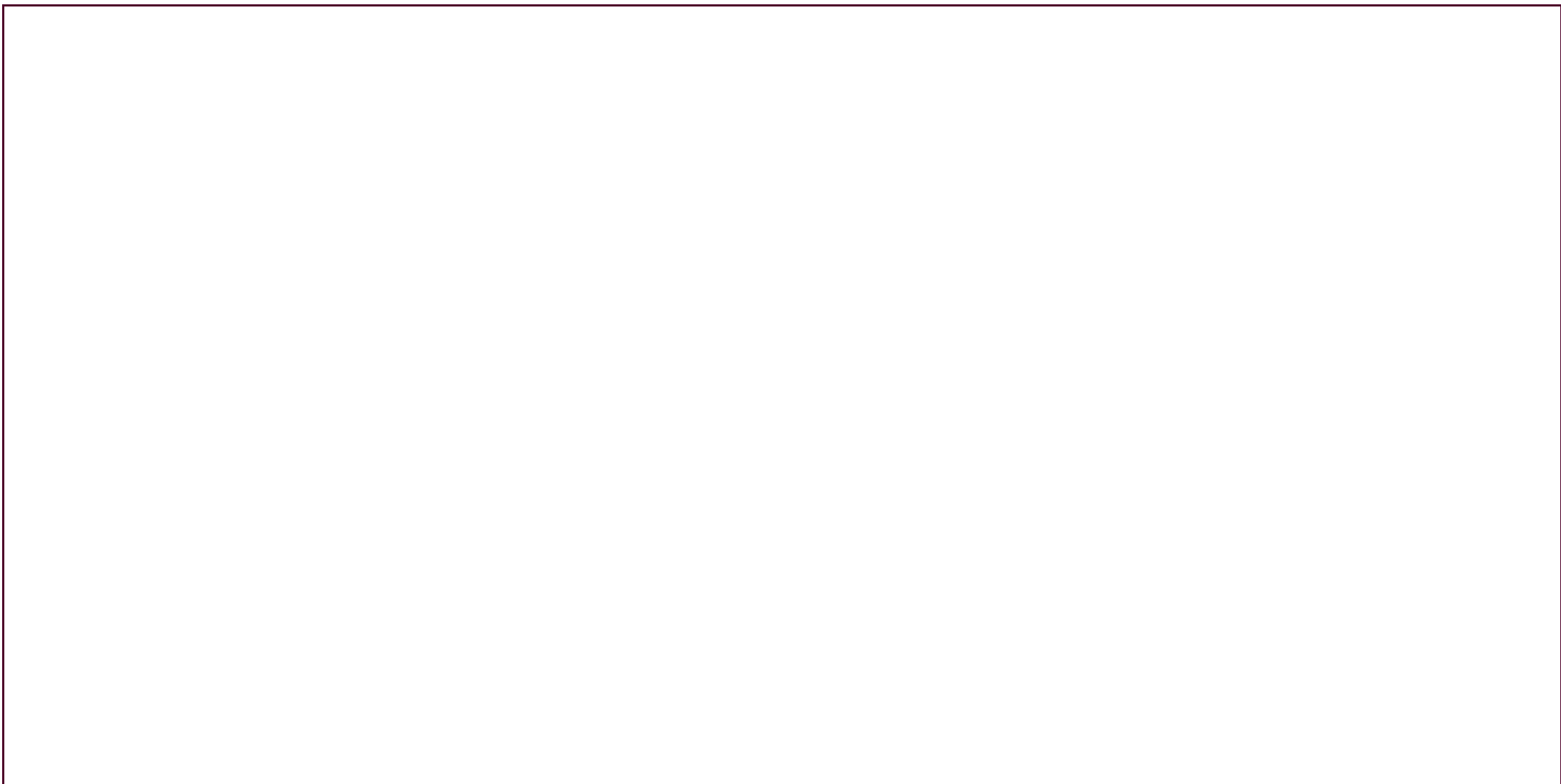




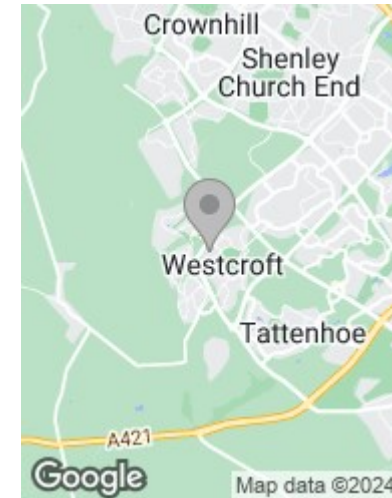
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		78	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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

