



To arrange a viewing  
please call 01908 675747



\*\*\* OFFERED CHAIN FREE \*\*\* This Three Double Bedroom FAMILY HOME boasts SPACIOUS LIVING with newly refitted flooring and doors. To the rear aspect is a LARGE PRIVATE REAR GARDEN - ideal for hosting guests. The property also benefits from a SPACIOUS KITCHEN/DINER and is situated in the desirable location of Great Linford with plenty of access to all local amenities such as a Doctors Surgery, Shops & Takeaways.

\*\*\*ENQUIRE NOW so not to miss out.\*\*\*

- Quiet Cul-De-Sac Location
- Three Double Bedrooms
- Large Rear Garden
- Newly Refitted Doors & Flooring
- Large Kitchen/Diner
- Walking Distance to Local Amenities

#### Location: Great Linford

Great Linford is situated to the North East of Milton Keynes and is situated on the banks of the Grand Union Canal. The old village was carefully preserved, areas of public open space were left around it and the existing country lanes became bridleways and footpaths. The local school enrolls children from 5 to 12 and lies at the heart of the area. There is also a local centre which has a variety of shops and services including a supermarket.

#### Ground Floor

Entrance Hall

Living Room  
17'3" max x 13'11"

Kitchen  
17'0" x 10'5"

WC  
5'6" x 3'10"

Utility  
6'11" x 5'8"

#### First Floor

Bedroom 1  
6'6" x 5'4" plus 1'0" x 1'0"

Bedroom 2  
11'5" x 10'5" plus 1'0" x 1'0"

Bedroom 3  
10'10" x 7'10" plus 0'11" x 0'11"

Bathroom  
6'6" x 5'6"

Tenure  
Freehold

#### Notice:

Please note that we have not tested any internal fixtures or carried out any



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structural surveys. We advise all buyer 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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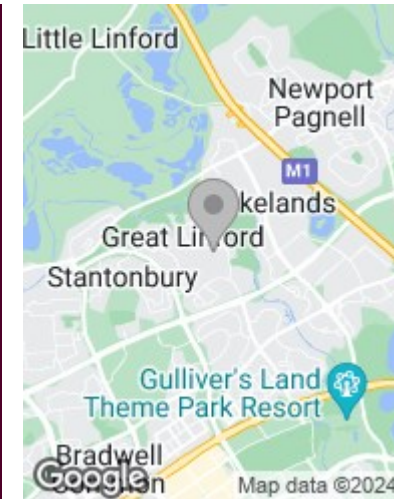


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Total area: approx. 94.4 sq. metres (1015.6 sq. feet)

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) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
<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

