



To arrange a viewing  
please call 01908 675747



\*\*\* HUGE POTENTIAL TO EXTEND STPP \*\*\* This HIGHLY DESIRABLE family home is set on a SUBSTANTIAL CORNER PLOT, and offers a LARGE CONSERVATORY, SPACIOUS LOUNGE/DINER, DOWNSTAIRS CLOAKROOM, SINGLE GARAGE and DRIVEWAY PARKING

- Offered Chain Free
- Outstanding School Catchment Area
- Huge Potential to Extend STPP
- Large Rear Conservatory
- Single Garage
- Walking Distance to CMK Rail Station
- Driveway Parking

#### LOCATION: LOUGHTON

Loughton is situated to the west of the city centre, within close proximity of Milton Keynes Central Railway Station. There are three schools in Loughton: Loughton Manor First School, Loughton Middle School and The Grove, an independent junior and nursery school. There is also a private day nursery. Older children are served by Denbigh School in neighbouring Shenley Church End. There are two pubs: The Talbot (an old coaching inn) and The Harvester - both with restaurants. There is also a Sports and Social Club with a sports ground, allotments in the NW corner of the grid square and an Equestrian Centre.

#### ENTRANCE HALL

KITCHEN  
10'11" x 7'10"

#### DOWNSTAIRS CLOAKROOM

LOUNGE/DINER  
14'11" x 13'10"

#### CONSERVATORY

#### FIRST FLOOR LANDING

BEDROOM ONE  
10'11" x 8'11"

BEDROOM TWO  
11'10" x 7'10"

BEDROOM THREE  
8'4" x 6'11"

#### BATHROOM

#### REAR GARDEN

#### SINGLE GARAGE & PARKING

TENURE  
Freehold

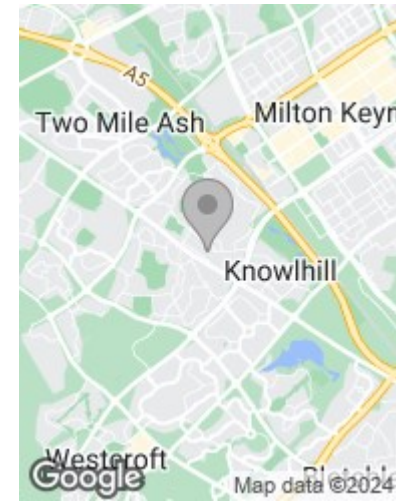
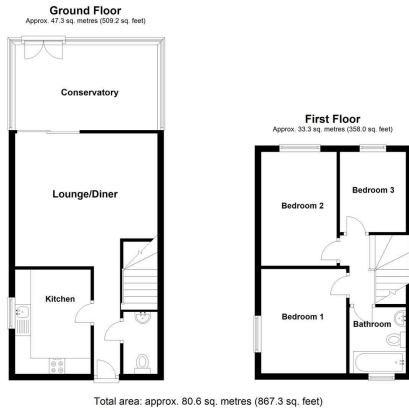


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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

