



To arrange a viewing
please call 01908 675747

This FABULOUS HOME in the HIGHLY DESIRABLE location of MONKSTON is within WALKING DISTANCE of OAKGROVE SCHOOL - making this home ideal for any family. The property benefits from a real sense of serenity, set within a private Cul-De-Sac and offering OFF ROAD PARKING for MULTIPLE VEHICLES. In SHOWHOME CONDITION THROUGHOUT, and boasts a FULLY REFURBISHED KITCHEN/DINER and BRAND NEW FLOORING THROUGHOUT, this IDEAL FAMILY HOME is READY TO MOVE INTO.

- Four Double Bedrooms
- Newly Refurbished Kitchen with Integrated Appliances
- Great School Catchment Area
- Private Cul-De-Sac Location
- En Suite to Master Bedroom
- Single Garage and Off Road Parking
- Fully Landscaped Rear Garden
- Downstairs Cloakroom

Location: Monkston

Monkston is a residential area situated to the east of Milton Keynes. The area of Monkston is named after Monxton's Bridge - an ancient bridge across the River Ouzel within this area. In the centre lies a large playing field with football pitches, a community centre and sports pavilion. Within close proximity is Kingston District Centre which has a Tesco Extra Superstore and many other national retailers. Monkston has its own combined school. Secondary education close to the area includes Walton High and Oakgrove Secondary School. Monkston is close to access points of the M1 at junctions 13 and 14. The internationally known educational centre of the Open University is close by and accessible by road or footpath.

Ground Floor

Entrance Hall

Kitchen/Dining Room

20'6" x 8'9"

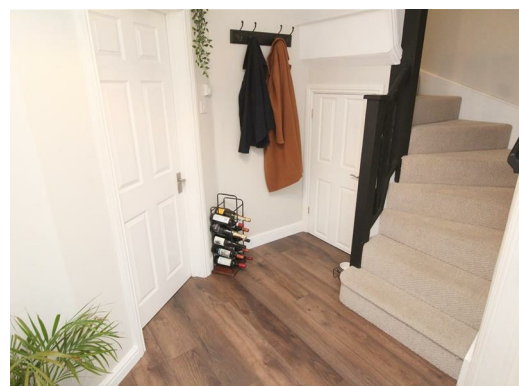
Sitting Room

12'11" x 12'3"

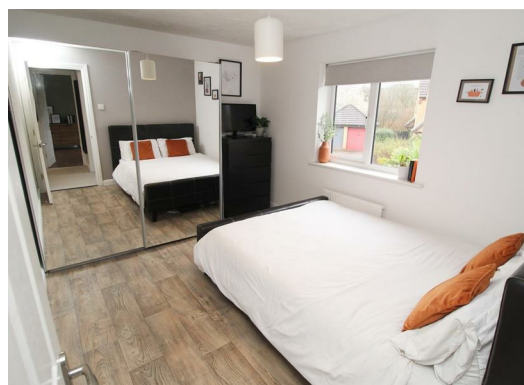
Utility

6'3" x 4'9"

WC



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First Floor

Bedroom 1
13'0" x 12'6"

En-suite
6'3" x 4'7"

Bedroom 2
12'1" x 9'4"

Bedroom 3
12'1" x 7'10"

Bedroom 4
10'0" x 9'0"

Bathroom
6'2" x 6'0"

Single Garage

Private Rear Garden

Tenure
Freehold

Notice:

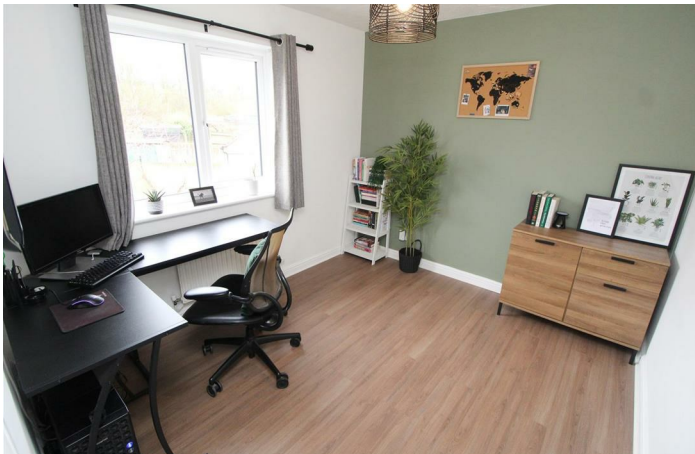
Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyer to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check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

independent legal representative to confirm any of the above details.

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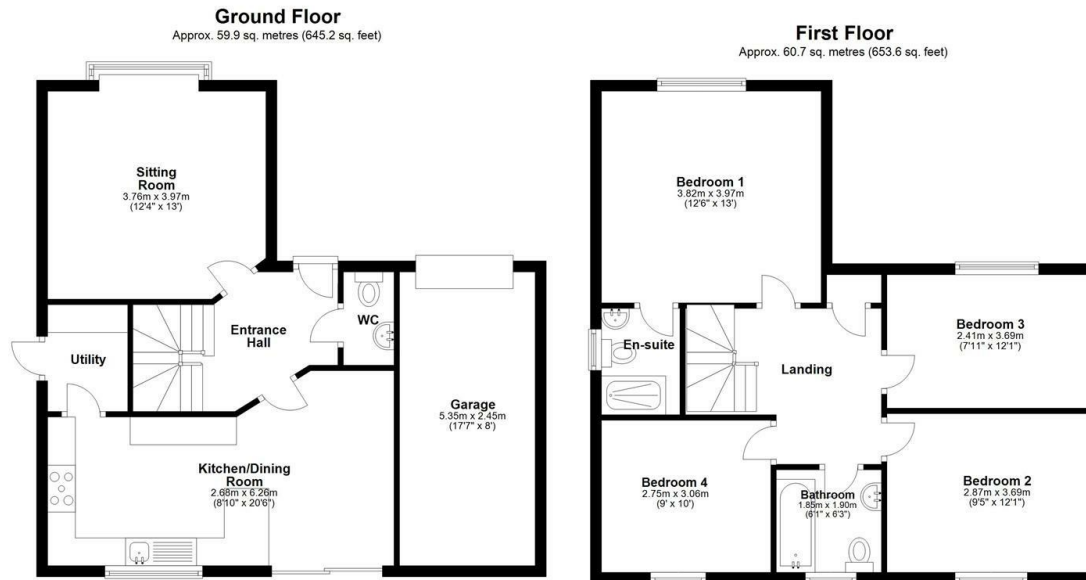
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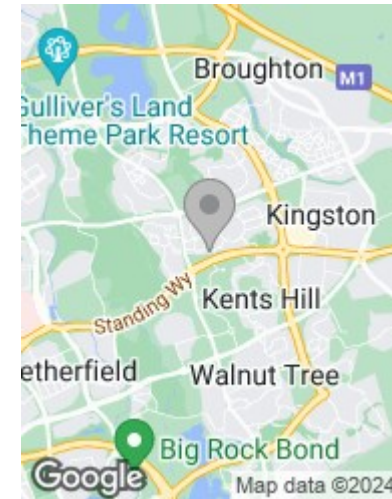


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Total area: approx. 120.7 sq. metres (1298.8 sq. feet)

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		83
(81-91) B		
(69-80) C	72	
(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

