



To arrange a viewing  
please call 01908 675747

This EXECUTIVE FAMILY HOME boasts a LARGE OPEN PLAN KITCHEN/DINER with INTEGRATED APPLIANCES, and BI-FOLDING DOORS leading to a SUBSTANTIAL FULLY LANDSCAPED PRIVATE REAR GARDEN; making it the IDEAL LIGHT and AIRY space for social events and hosting. The kitchen also offers plenty of storage and even includes a built-in vacuum cleaner! Upstairs boasts TWO EN-SUITE bathrooms and FULLY FITTED DRESSING AREAS and externally offers a LARGE DOUBLE GARAGE and DRIVEWAY PARKING for TWO VEHICLES. All of this is located within the school catchment area for Oxley Park Academy, is a FIVE minute DRIVE to Central Milton Keynes and also FIFTEEN minutes drive to Buckingham Town Centre.

Leading Into this four bedroom family home immediately catching your eye is the spacious open plan Kitchen/Diner with underfloor heating, plus an island with storage and power. The kitchen also benefits from Bi-Folding doors and Velux windows, allowing for lots of natural light, which helps to make the space feel even larger. Downstairs is a separate utility room to keep all of the washing out of the kitchen, a separate sitting room, a downstairs cloakroom and a study.

Leading Upstairs, there is a Master bedroom with built-in wardrobes, a dressing area and an en-suite with shower. Coming out of the master bedroom, bedrooms three & four are both double bedrooms, overlooking the private rear garden. The main family bathroom is also fully fitted with a bath and a shower.

Leading onto the second floor is a generously sized bedroom fitted with Velux windows to the front and the back aspects. Also in this loft conversion is a sizeable en-suite and a walk-in wardrobe.

Heading outside the property offers an east facing garden with a double garage and off road parking for two vehicles.

- Spacious Open Plan Living
- Bi-Fold Doors to Rear Aspect
- Double Garage and Driveway Parking
- Loft Conversion
- 5 Minutes Drive to Central Milton Keynes
- 15 Minutes Drive to Buckingham Town Centre
- Catchment for Oxley Park Academy
- Executive Four Bedroom Family Home
- Two En-Suite Bathrooms and a Downstairs Cloakroom
- Velux Windows

#### Location: Kingsmead

Kingsmead lies to the far western side of the city and takes its name from an old field name. Westcroft Centre is nearby which has a large supermarket and a varied selection of other stores. Lower education is at Giles Brook Combined School with secondary education at Oxley Park Academy. Central Milton Keynes is approximately a 5 minute drive away from this side of the city, and the market town of Buckingham is only around a 15 minute drive away.

#### Ground Floor

##### Entrance Hall

##### Open Plan Living

25'1" x 19'9"

##### Sitting Room

15'2" max x 10'7"

##### Study

9'10" x 8'0"

##### Utility Room

8'7" x 8'0"



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WC

5'3" x 2'7"

First Floor

Master Bedroom

13'8" x 7'3" plus 0'5" x 0'5"

Large double bedroom - the photo used shows the current owners Emperor bed which is 7ft wide

En-suite

7'2" x 6'2"

Bedroom 3

17'3" x 6'6"

Bedroom 4

9'6" x 9'3"

Bathroom

Second Floor

Bedroom 2

19'9" x 14'7" plus 4'3" x 4'3"

En-suite

6'9" x 5'3"

Walk-in Wardrobe

6'9" x 5'9"

Double Garage

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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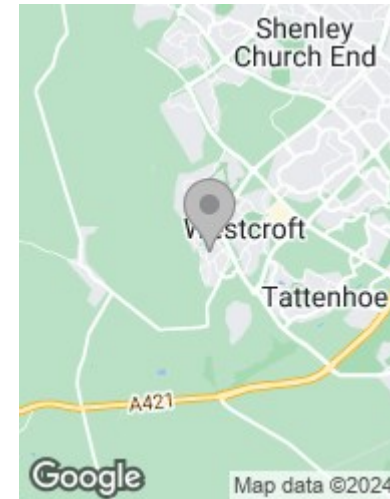
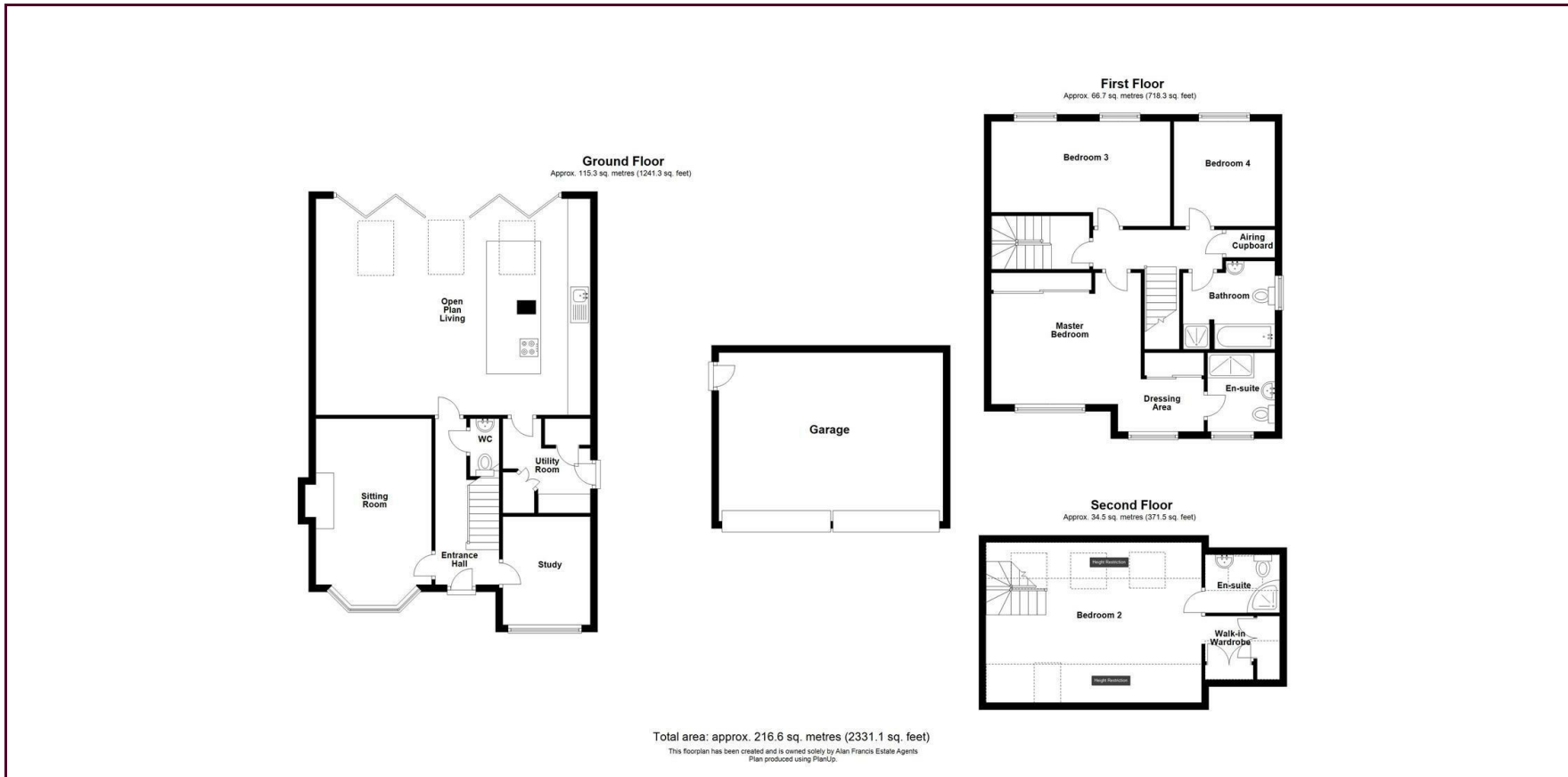
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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

