



To arrange a viewing
please call 01908 675747

Situated within the POPULAR AREA of WOLVERTON MILL, this family home offers a WEALTH OF OPEN PLAN LIVING SPACE both upstairs and downstairs. The property also boasts FOUR LARGE BEDROOMS with an EN-SUITE TO MASTER BEDROOM, PRIVATE REAR GARDEN, DOWNSTAIRS CLOAKROOM plus a SINGLE GARAGE and DRIVEWAY PARKING.

In further detail the property comprises of an entrance hallway, cloakroom, dining room, kitchen, and living room to the ground floor. To the first floor there is the master bedroom with en-suite, three further bedrooms and a family bathroom. To the rear of the property is a private garden and to the front is a single garage and driveway parking.

- Spacious Open Plan Living
- Single Garage
- Private Rear Garden
- Driveway Parking
- En Suite to Master Bedroom
- Offered Chain Free

LOCATION: Wolverton Mill

The River Ouse, Grand Union Canal and links to Ouse Valley Park make Old Wolverton popular for walking, boating and fishing. Wolverton provides restaurants, cafés and pubs, a library, shops and a variety of services including a post office, chemist, opticians, supermarket and several specialist stores. There are also a number of Schools covering the Wolverton and Stony Stratford areas.

FIRST FLOOR

Entrance Hall

Living Room
19'9" x 11'2"

Kitchen
11'2" x 10'7"

Dining Room
11'2" x 8'10"

Cloakroom

FIRST FLOOR

Master Bedroom
11'5" x 10'4"

En-suite



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Bedroom 2

11'8" x 9'5"

Bedroom 3

10'0" x 8'2"

Bedroom 4

9'3" x 6'5"

Family Bathroom

OUTSIDE

Private Rear Garden

Single Garage

Driveway

TENURE: Freehold

Council tax band - D

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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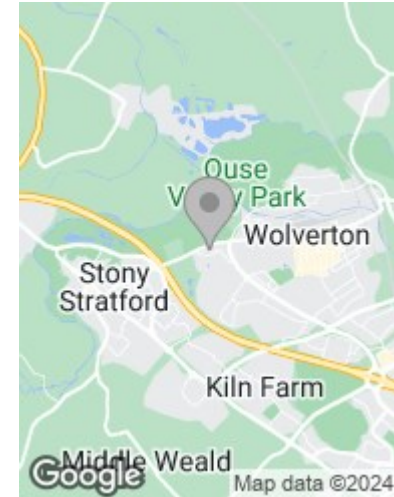


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Total area: approx. 109.7 sq. metres (1180.8 sq. feet)

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			88
(81-91) B		78	
(69-80) C			
(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

