



To arrange a viewing  
please call 01908 675747

This SPACIOUS FOUR BEDROOM FAMILY HOME is OFFERED CHAIN FREE and boasts a LARGE MASTER BEDROOM to the ENTIRE TOP FLOOR, TWO EN SUITE BATHROOMS, a DOWNSTAIRS CLOAKROOM, PRIVATE COURTYARD GARDEN, SINGLE GARAGE plus ALLOCATED PARKING. An ideal purchase for FIRST TIME BUYERS and INVESTORS alike.

- Offered Chain Free
- Two En Suites & Family Bathroom
- Four Double Bedrooms
- Single Garage & Parking
- Large Living Space
- Private Courtyard Garden

**Location: Newport Pagnell**

Newport Pagnell is a traditional town situated just to the North East of Milton Keynes. It boasts a traditional High Street with a wide variety of shops and a wealth of other facilities and is well located for access to the M1 Motorway.

The town boasts a number of first and middle schools and is served by Ousedale for Secondary and Sixth Form education. There are also nursery schools and plenty of playgroups. There is a swimming pool, playing fields with tennis courts, a host of play parks and open areas, local shops, pubs, community halls and local Churches.

Hallway

Downstairs Cloakroom

Kitchen  
12'4" x 8'9"

Lounge/Diner  
15'5" x 14'2"

Bedroom Two  
15'7" x 8'4"

En Suite

Bedroom Three  
16'0" x 8'11"

Bedroom Four  
11'3" x 8'4"

Master Bedroom  
17'1" x 6'6"

En Suite

Family Bathroom

Private Courtyard Garden

Single Garage

Allocated Parking

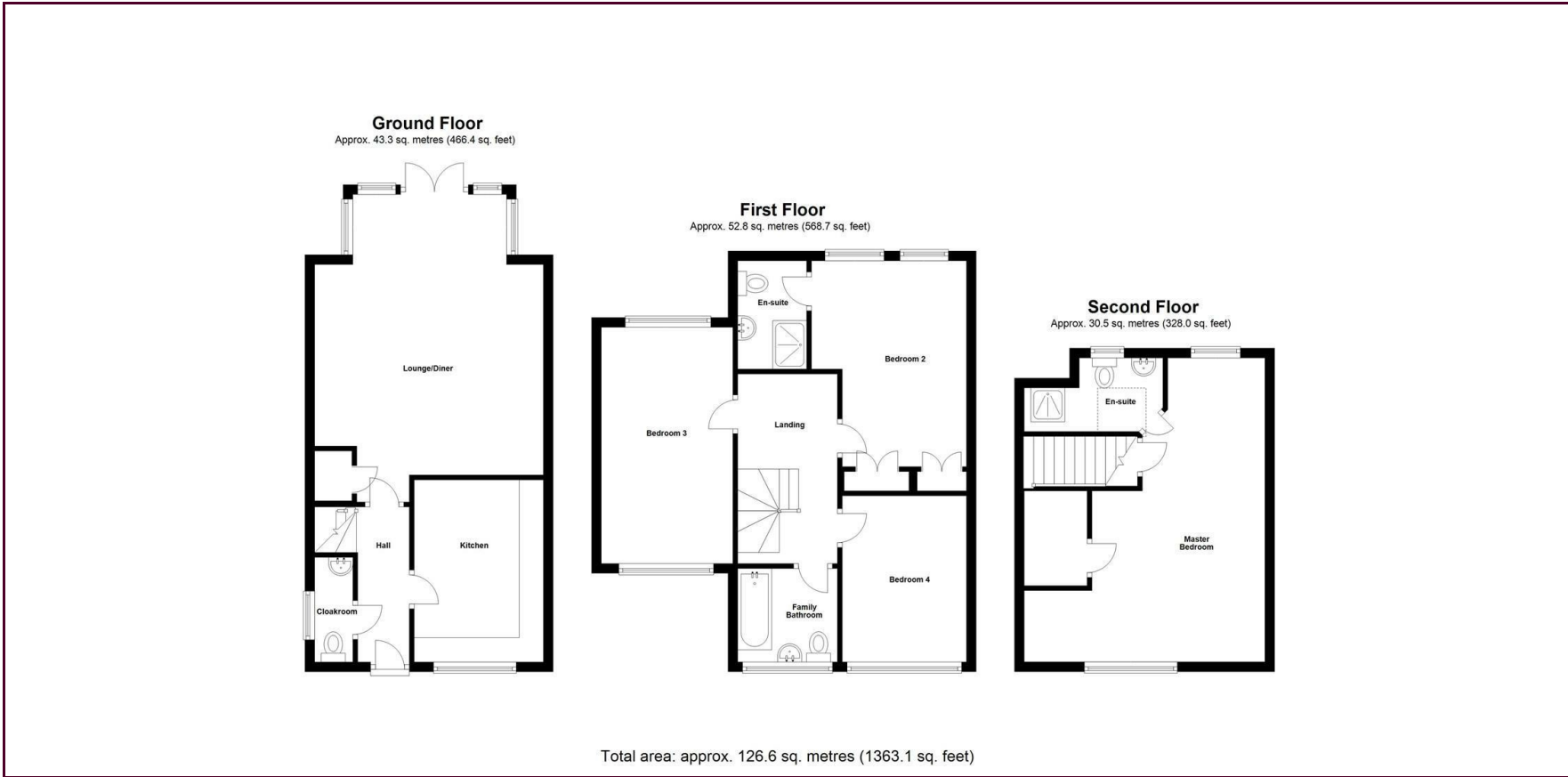
Tenure  
Freehold



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>		78	
(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

