



To arrange a viewing  
please call 01908 675747



Welcome to this charming detached house located on High Street in the peaceful village of Deanshanger, just a short 10-minute drive from Central Milton Keynes.

This lovely property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms and two bathrooms, there is ample space for everyone to enjoy.

The highlight of this home is the spacious private rear garden, ideal for hosting summer barbecues or enjoying a quiet morning coffee. The large living room provides a cozy space to unwind after a long day.

Nestled in a quiet village location, this property offers a peaceful retreat from the hustle and bustle of city life while still being conveniently close to all amenities. The en suite in the master bedroom adds a touch of luxury to this already impressive home.

Don't miss out on the opportunity to make this delightful property your new home. Contact us today to arrange a viewing and experience the charm of village living in Deanshanger.

- Private Rear Garden
- Single Garage and Driveway Parking
- Open Plan Kitchen/Diner
- Spacious Lounge
- Downstairs Cloakroom
- En Suite to Master Bedroom

#### LOCATION: DEANSHANGER

The village of Deanshanger is situated to the North West of Milton Keynes. It has a village hall & community centre (providing a venue for events and facilities for community groups) and a library. There is also a Parish Church, a Methodist Chapel, a post office, two pubs and a variety of other local stores. On the edge of the village is a golf and country club. There are two schools in the area, Deanshanger Primary School and The Elizabeth Woodville School (formerly named Kingsbrook Comprehensive).

#### ENTRANCE HALL

#### LOUNGE

18'3" x 10'0"

#### DOWNSTAIRS CLOAKROOM

#### KITCHEN/DINER

18'3" x 8'11"



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#### LANDING

#### MASTER BEDROOM

11'10" x 10'4"

#### EN SUITE

#### BEDROOM TWO

9'8" x 8'11"

#### FAMILY BATHROOM

#### BEDROOM THREE

8'11" x 8'3"

#### PRIVATE REAR GARDEN

#### SINGLE GARAGE

#### DRIVEWAY PARKING

#### TENURE

Freehold

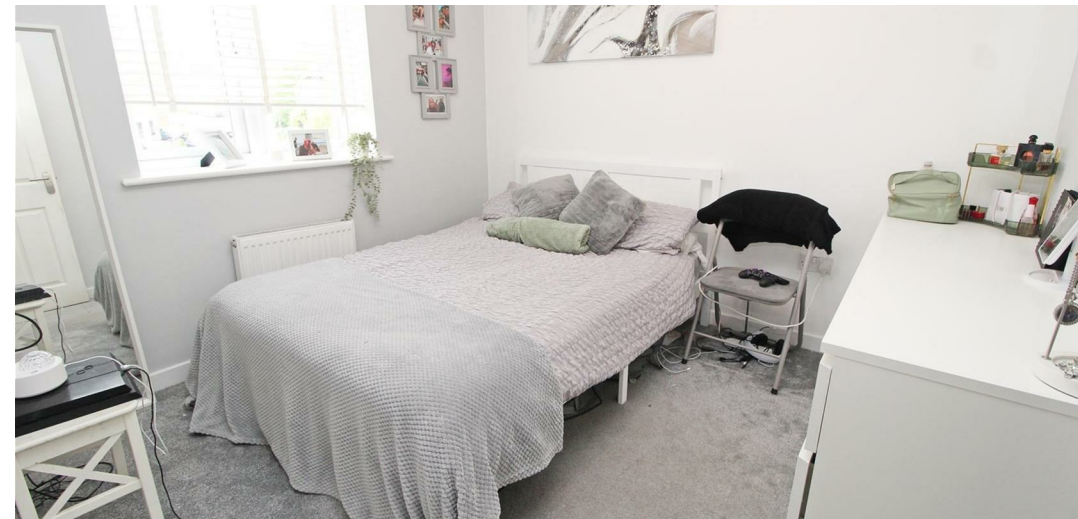
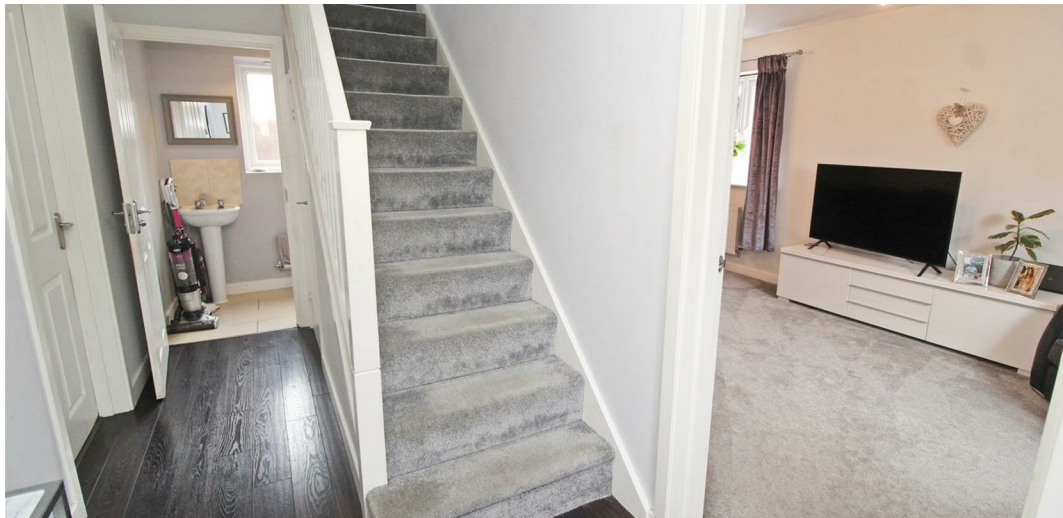
#### NOTICE

Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyers 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	83
(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

