



To arrange a viewing  
please call 01908 675747

This INCREDIBLY SPACIOUS and UNIQUE 4/5 BED FAMILY HOME benefits from a LARGE OPEN PLAN KITCHEN/DINING AREA, BRIGHT but COSY SNUG, TWO DOWNSTAIRS BEDROOMS with separate SHOWER ROOM + WC, LARGE LIVING ROOM/BEDROOM FIVE with a FULLY FITTED LOG BURNER, a SUBSTANTIAL PRIVATE LANDSCAPED REAR GARDEN with OUTDOOR GARDEN ROOM and ADDITIONAL STORAGE SHED, SEPARATE CYCLE STORE, LARGE STORE ROOM/WORKSHOP, plus DRIVEWAY PARKING for up to FOUR VEHICLES.

- Large Private Rear Garden with Patio, Garden Room & Shed
- Open Plan Kitchen/Dining Area
- Cosy Snug with Vaulted Ceiling
- Heavily Extended to the Side Aspect
- Large Living Room/Bedroom
- Driveway Parking for up to Four Vehicles
- Beautiful Oak Doors Throughout
- Fully Fitted Log Burner
- Separate Utility Room
- Separate Store Room/Workshop

#### LOCATION: NEATH HILL

Neath Hill is situated to the North East of Milton Keynes. The area has a large local centre with a supermarket, Pub, health centre and other services. There are two local schools, Brooksward School and St Monicas Roman Catholic Combined School. Secondary education is at Stantonbury Campus. Neath Hill has some open areas, allotments, a play park and cycle-ways to take you out and about over the city.

#### INTERNAL MEASUREMENTS

Ground Floor:

Master Bedroom - 4.01m (13'2") max x 3.12m (10'3")

Entrance Hall

Shower Room

Kitchen - 4.10m (13'5") x 2.00m (6'7")

Utility - 2.35m (7'9") x 1.50m (4'11")

Dining Area - 4.24m (13'11") x 3.46m (11'4")

Snug - 3.75m (12'4") x 2.60m (8'6")

Study - 2.60m (8'6") x 2.35m (6'3")

Dressing Area - 2.60m (8'6") x 2.15m (7')

Hallway/Study - 2.42m (7'11") x 1.65m (5'5")

Bedroom 3 - 4.43m (14'6") x 2.21m (7'3")

Store Room

First Floor:

Living Room - 5.71m (18'9") max x 5.64m (18'6") plus 0.14m (0'6") x 0.14m (0'6")

Bathroom

Bedroom 2 - 3.57m (11'9") x 3.22m (10'7") plus 0.14m (0'6") x 0.14m (0'6")

Dressing Area - 2.36m (7'9") x 1.51m (4'11") plus 0.14m (0'6") x 0.14m (0'6")

Bedroom 4 - 4.15m (13'7") x 1.94m (6'4") plus 0.14m (0'6") x 0.14m (0'6")

Landing

PRIVATE REAR GARDEN

DRIVEWAY PARKING



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**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.



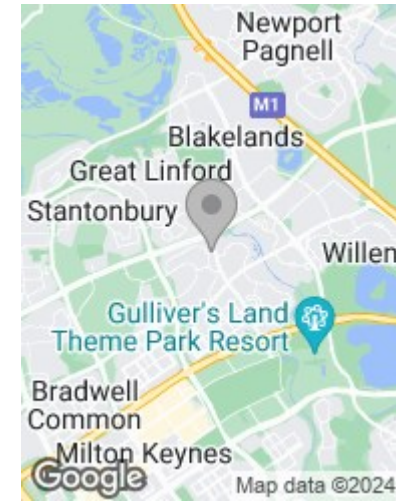
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - 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

