



France Furlong, Milton Keynes, MK14 5EJ



83 France Furlong
Great Linford
Milton Keynes
MK14 5EJ

£350,000

A well presented 3 bedroom detached house with conservatory and an attractive rear garden, conveniently located a short drive from Central Milton Keynes and the railway station.

The property has accommodation set on two floors comprising; an entrance porch and hall, cloakroom, living room, large kitchen/dining room, and utility room. On the first floor there are 3 good size bedrooms and a modern shower room. The property has excellent storage with many cupboards. Outside the property has a small front garden and a good size beautifully kept rear garden.

Great Linford offers some lovely walks along the Grand Union Canal and Linford Manor Park, has a range of shops, and is conveniently located just a short drive from Central Milton Keynes and the railway station.

- Detached House
- 3 Good Size Bedrooms
- Large Fitted Kitchen/ Dining Room
- Separate Living Room
- Conservatory
- Utility & Cloak Rooms
- Lovely Rear Garden
- Close to Canal-side & Parkland Walks





Ground Floor

The front door opens to a small porch with a storage cupboard and is open to the hall which has a further storage cupboard. Shelved recess, and doors to all rooms.

A cloakroom has a suite comprising W.C, and wash basin with vanity stand. Window to the front.

The L shape, the living room has a window to the front, French doors opening to the conservatory and a door to the rear lobby.

A large kitchen/dining room has an extensive range of units to floor and wall levels, with concealed under lighting, worktops and a ceramic sink unit. Integrated gas hob, double oven and a side-by-side fridge/ freezer, which is plumbed in, to remain. Space for a washing machine and dishwasher. windows to the front and rear, door to the rear lobby.

The rear lobby has stairs to the first floor and a door to the utility room.

The utility room has doors and window to the side and rear, worktop, space for further appliances, and a high vaulted roof line.

First Floor

The landing has access to the loft, 3 large storage cupboards - one housing, the gas central heating boiler.

Bedroom 1 is a large double bedroom located to the rear with a built in walk in wardrobe.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a good size bedroom located to the front.

The shower room has a modern white suite comprising W.C, wash basin, vanity unit and shower cubicle. Window to the front.

Outside

Small front garden is laid with gravel.

The property has a good size beautifully kept rear garden, which has a paved patio, neat, lawns and stocked beds and borders. The garden is enclosed by a combination of brick walls and fencing.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: C

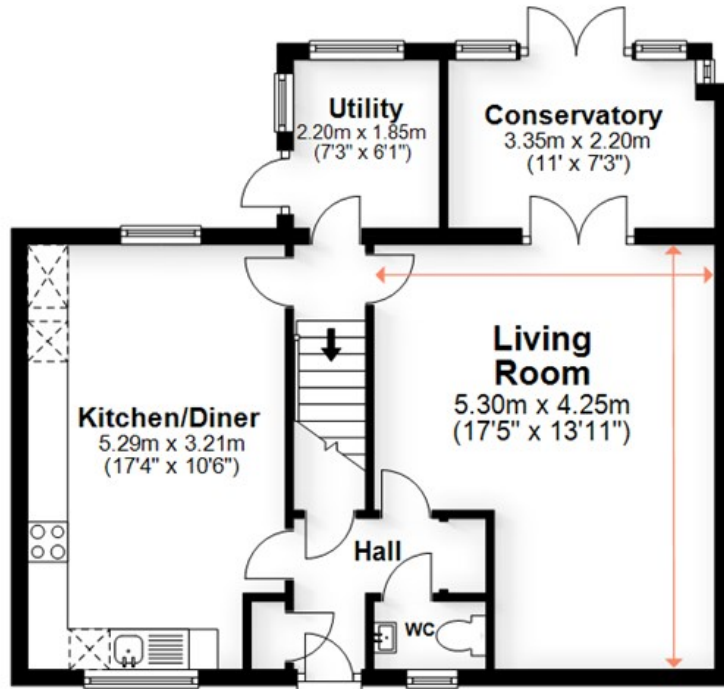
Disclaimer

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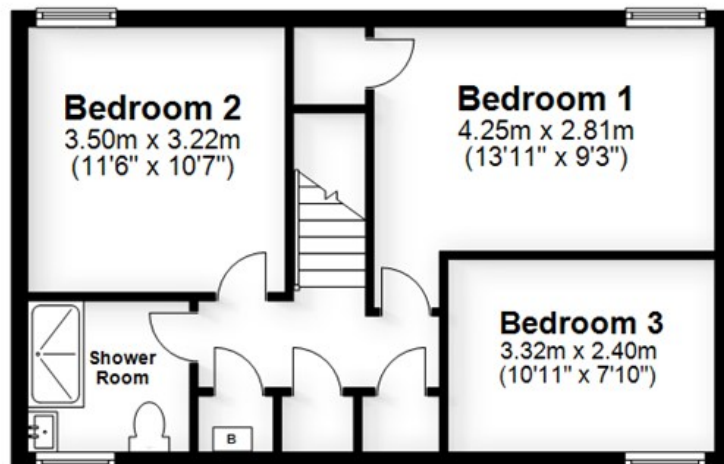




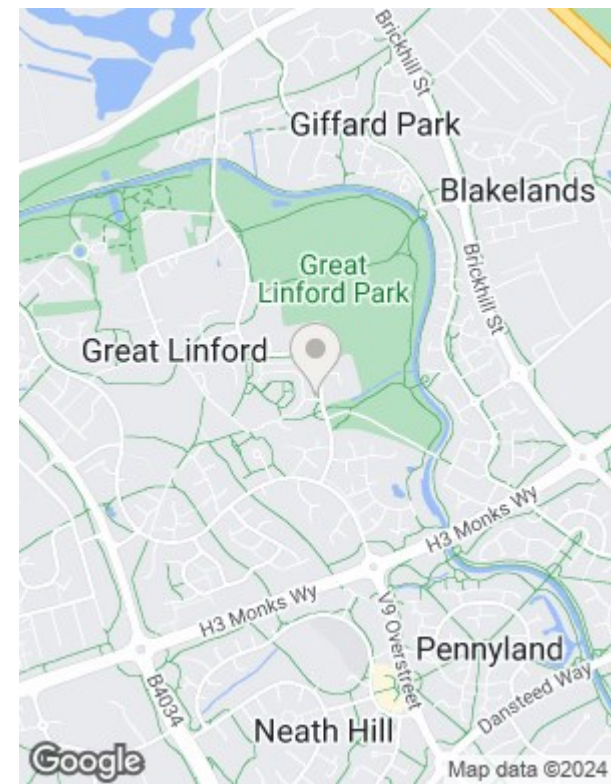
Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Viewing Arrangements

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

