



Epsom Avenue, Towcester, NN12 6NQ



11 Epsom Avenue
Towcester
Northamptonshire
NN12 6NQ

£425,000

A well presented 3 bedroom detached house with garage, gardens and driveway – on this popular development.

The property has accommodation set over two floors comprising; an entrance hall, cloakroom, living room and a large open plan kitchen/ family/ dining room. On the first floor there are 3 bedrooms to include a large master bedroom with en-suite shower room, plus a family bathroom. Outside the property has gardens to the front, rear and garage and driveway.

The property is located on this sought after development, just a short walk to a children's play park and comfortable walk of the town centre.

- Detached house
- 3 Bedrooms
- 2 Bath/shower rooms – One ensuite.
- Living Room
- Large Open Plan Kitchen/ Dining/ Family Room
- Utility and Cloakroom
- Garage and Driveway
- Enclosed Gardens





Ground Floor

An entrance hall has a tiled floor which runs through to the kitchen/ dining/ family room. Stairs to the first floor.

The living room is a dual aspect room with a window to the front and French doors opening to the rear garden.

Heart of this home is the large open plan kitchen/ dining/ family room. The kitchen area has a range of units to floor and wall levels with worktops and a one and a half bowl sink unit. Integrated appliances include a gas hob, extractor hood, and electric oven. Space for a dishwasher and fridge/ freezer. Storage cupboard and window to the front. The remainder of the room serves as a dining area and living area with windows to the side rear and French doors opening to the rear garden. Door to the utility room.

The utility room has floor units with worktop and sink. Space for a washing machine, tiled floor, door to the rear garden and a door to the room.

The cloakroom has a WC, wash basin and a sliding door to the under stairs cupboard which has space for a tumble dryer.

First Floor

The landing has a window to the rear, access to the loft and storage cupboard. Doors to all rooms.

Bedroom 1 is a large double bedroom with a dual aspect – windows to both the front and rear. A dressing area to the front has plenty of space wardrobes. An ensuite shower room has a white suite comprising WC, wash basin and a double sized shower cubicle.

Bedroom 2 a double bedroom located to the front.

Bedroom 3 is a good sized single bedroom with a window to the side.

The bathroom has a white suite comprising WC, wash basin and bath. Window to the front.

Outside

A small walled front garden is laid with gravel with a pathway to the front door. A tarmac driveway to the side provide off-road parking for up to 3 cars and leads to the garage. Gated access to the rear garden.

The rear garden has a paved patio area and the remainder is laid lawn and gravel. Enclosed by the combination of brick walls and fencing and side gated access to the driveway and garage.

Garage

Brick built detached garage with pitched tiled roof, up and over door, power and light and loft storage.

Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: (to be confirmed).

Service charge review period (year/month)

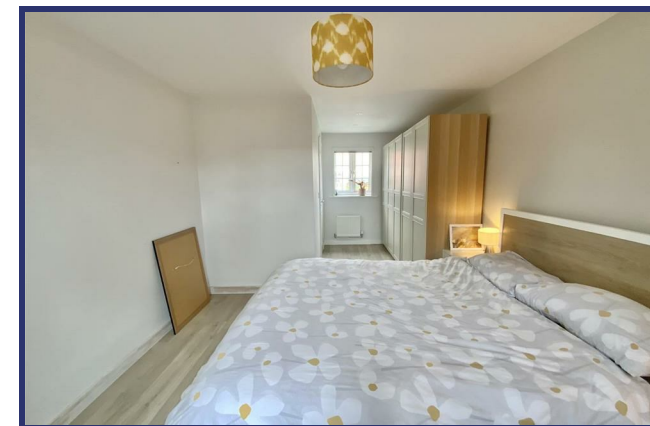
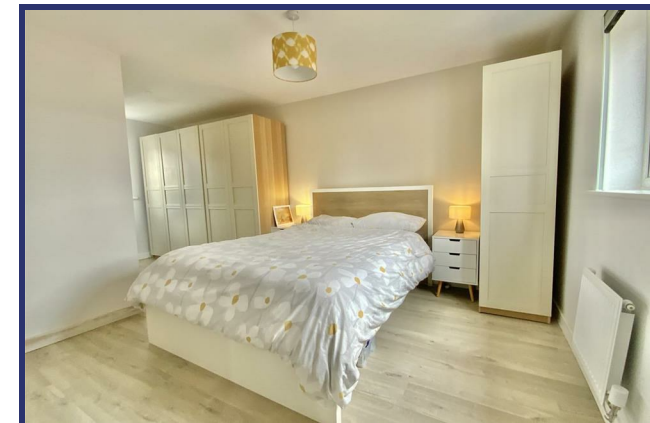
Local Authority: Milton Keynes Council

Council Tax Band:

Disclaimer

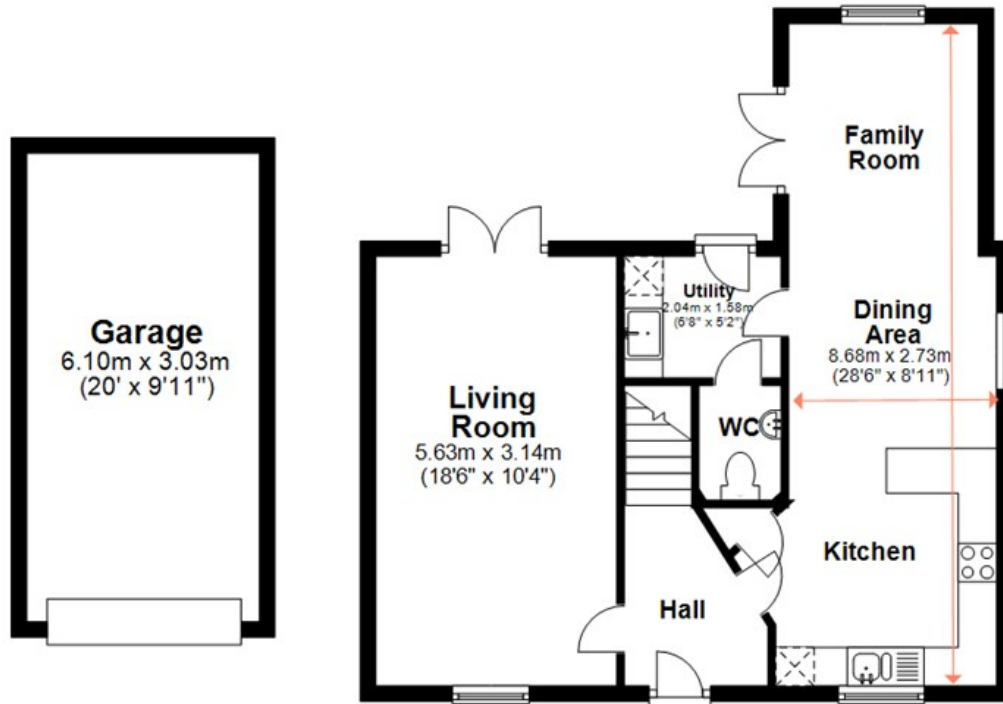
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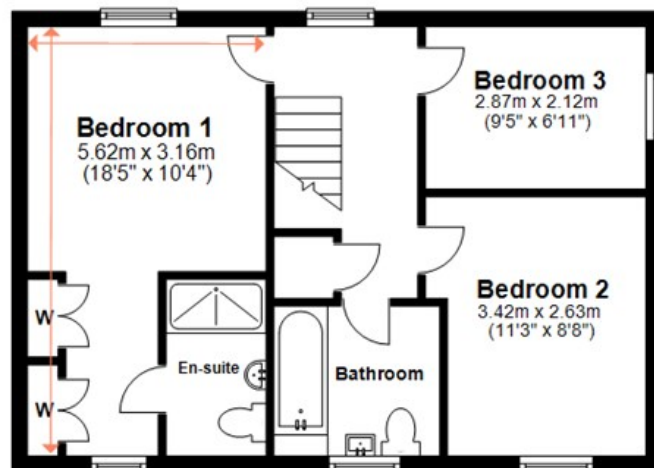




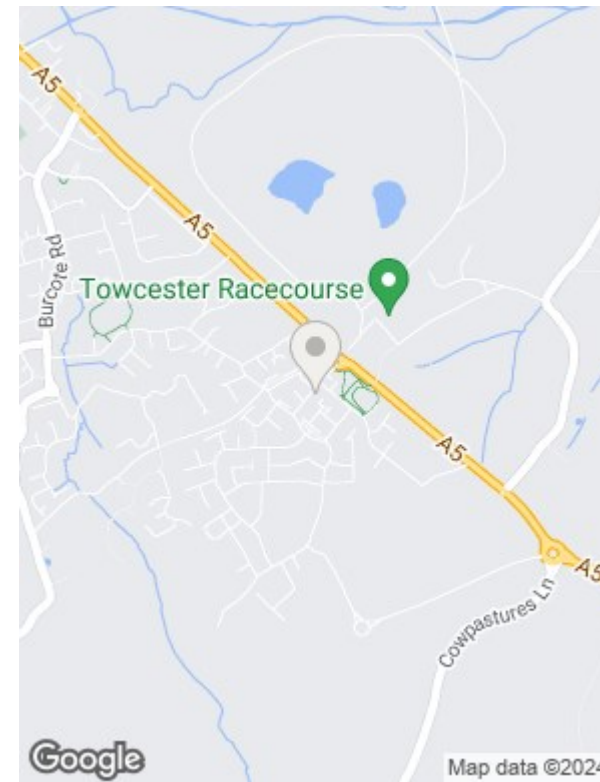
Ground Floor



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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- stony@carters.co.uk
- carters.co.uk
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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	

