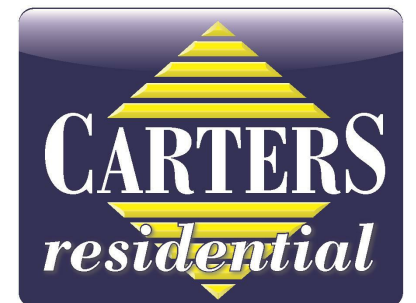




Westwood Close, Great Holm, MK8 9EE



20 Westwood Close
Great Holm
Milton Keynes
MK8 9EE

Offers In Excess Of £350,000

A well presented and extended 3 bedroom semi detached house located in a small cul-de-sac.

The property has had a large rear extension and now provides accommodation comprising; an entrance hall, large lounge/dining room, large kitchen/dining room with fitted appliances, 3 bedrooms and a bathroom. The flexible accommodation allows for two dining areas. Outside the property has off-road parking to the front and a fully enclosed rear garden.

This ideal location is popular for school catchment areas and is short walk from some lake-side parkland. It is ideal for commuters, being approximately 1.5 mile cycle ride from central Milton Keynes railway station using the cycle network and parkland.

- Large Extended Semi Detached House
- Large Living Room/ Dining Room
- Large Kitchen/Dining Room with Appliances
- 3 Bedrooms
- Modern Bathroom Suite
- Parking to Front & Enclosed Rear Garden
- Cul-De-Sac Location
- Cycle to MK Station (approx 1.5 Miles)





Ground Floor

A front door opens to the entrance hall which has stairs to the first floor and door to the living room.

The living room/ dining room is a large room with a window to the front, under stairs cupboard, and plenty of space for living room furniture plus a dining table. An open door way leads to the kitchen/dining room.

The large kitchen/dining room is an extension across the rear and to the side of the property. The kitchen is fitted with an extensive range of units to floor and wall levels with worktops to include breakfast bar. A range of integrated appliances include a gas hob, extractor hood, single and half ovens and fridge/freezer. There is space for additional appliances to include a washing machine, tumble dryer, dishwasher and additional fridge/ freezer. The dining area has space for a dining table. Ceramic tiled floor. Door to the front, French doors to the rear and window to the rear.

First Floor

The landing has an airing cupboard, a window to the side and doors to all rooms.

Bedroom 1 is double bedroom located to the front.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a single bedroom located to the front.

The bathroom has a suite comprising a WC, wash basin and a bath with shower over and glass screen. Tiled walls and a window to the rear.

Outside

The front of the property is laid with concrete stencil pavement, for low maintenance, providing off-road parking.

The back garden has paved patios to both ends of the garden and the remainder it is laid to lawn with some plant beds and borders. The garden is enclosed by fencing.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: C

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property

marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service. Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer. We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Location - Great Holm

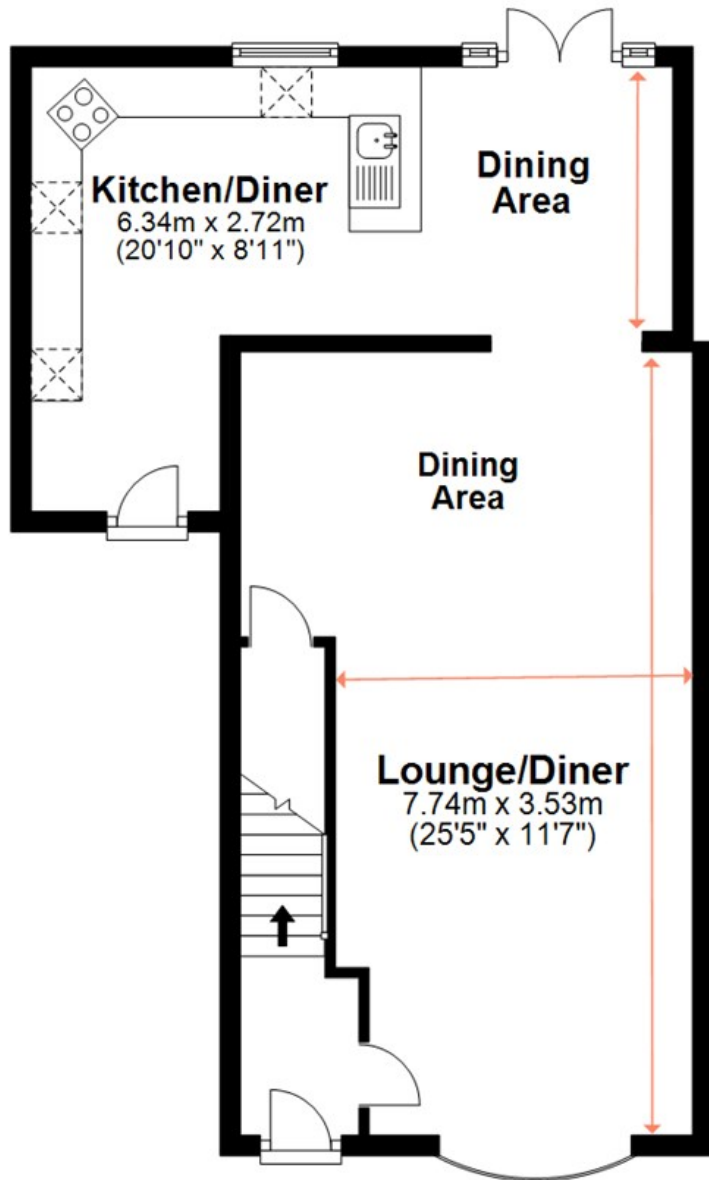
Great Holm is well placed at only half a mile from Milton Keynes Central railway station and just over a mile to the city centre with its great shops and other facilities. In contrast it also has pleasant open areas around Lodge Lake with Loughton Valley linear park nearby for walks though the ancient village of Loughton to the Teardrop Lakes.

Disclaimer

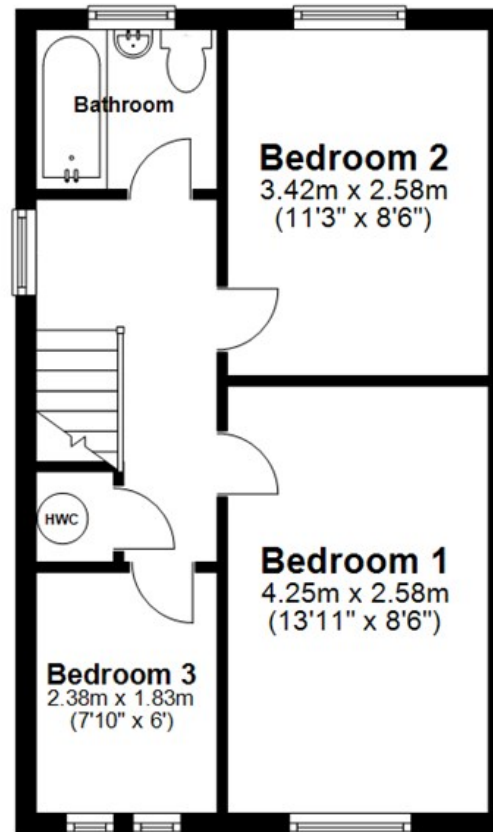
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



Ground Floor

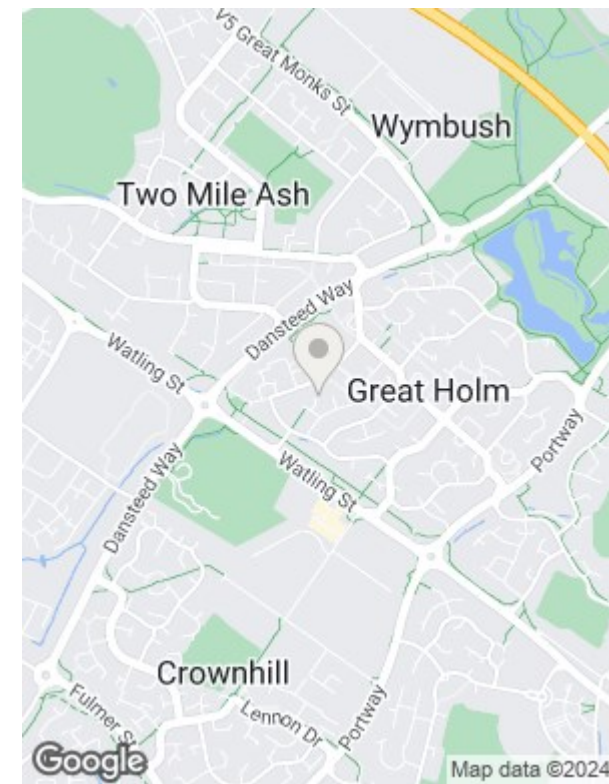


First Floor



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

By appointment only via Carters.
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59 High Street, Stony Stratford, MK11 1AY



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	

