



Westfield Avenue, Deanshanger, MK19 6LJ





16 Westfield Avenue  
Deanshanger  
Northamptonshire  
MK19 6LJ

£370,000

**A 3 bedroom semi detached chalet style bungalow in a sought-after location within walking distance of extensive village facilities.**

The property has accommodation set on two floors comprising; an entrance hall, separate lounge and dining room/study, fitted kitchen with appliances, large conservatory, ground floor double bedroom and a shower room. On the first floor there are 2 further bedrooms. Outside the property has gardens to the front and rear, a driveway and a garage.

The property is located on the popular Westfield Avenue, on the edge of the village, yet within short walking distance of the villages extensive facilities to include several shops, schools, community centre, church and pub.

- Semi Detached Chalet Bungalow
- 3 Bedrooms (1 Ground Floor & 2 First Floor)
- Separate Lounge
- Dining Room/ Study
- Kitchen with Integrated Appliances
- Large Conservatory
- Garage & Driveway
- Front & Rear Gardens







## Ground Floor

A door opens to an entrance hall which has doors to all rooms, and an open doorway to the dining room/study.

The dining room/study has a window to the front and stairs to the first floor.

The living room is located to the rear and has a feature fireplace a marble surround and wooden mantelpiece, sliding patio doors open to the conservatory.

The kitchen has a range of units to floor and wall levels, worktops and a sink unit. Integrated gas hob, extractor hood, electric oven, microwave, fridge/freezer and washing machine. Door to the conservatory.

The conservatory is of brick and UPVC double glazed construction with glazing and patio doors to the rear, high-level glazing to both sides and a polycarbonate roof. Radiator.

Bedroom 3 is a double bedroom located to the front with a range of fitted wardrobes.

The shower room has a suite comprising WC, wash basin and shower cubicle. Window to the side.

## First Floor

The landing has doors to both bedrooms

Bedroom 1 is a double bedroom with a skylight window to the rear.

Bedroom 2 is a double bedroom with a built-in wardrobe and a skylight window to the rear.

## Outside

The front garden is laid with lawn and a stocked beds. Block paved driveway to the side providing off-road parking, leading to the garage and side gated access to the rear garden.

The rear garden has been landscaped with low maintenance mind being paved and enclosed my fencing. Garden shed to remain.

## Garage

Single detached garage of concrete prefabricated construction.

## Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: B

## Location - Deanshanger

Deanshanger is located just over the Bucks/Northants border in South Northamptonshire. It has some of the most comprehensive facilities of all the local villages to include several grocery shops, fast food takeaways, post office, hair dressers, pub, church, part time doctors surgery, village hall, sports club and a full range of education from pre-school, to junior school, and secondary school with sixth form. The attractive village green is in a conservation area and recent development in the village has ensured plenty of recreational space and parks are provided. In terms of transport there are excellent road links to Milton Keynes (with a main line station to London Euston (fastest trains just 30 minutes), Buckingham and Northampton. The historic coaching town of Stony Stratford is close by.

## 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

## 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.

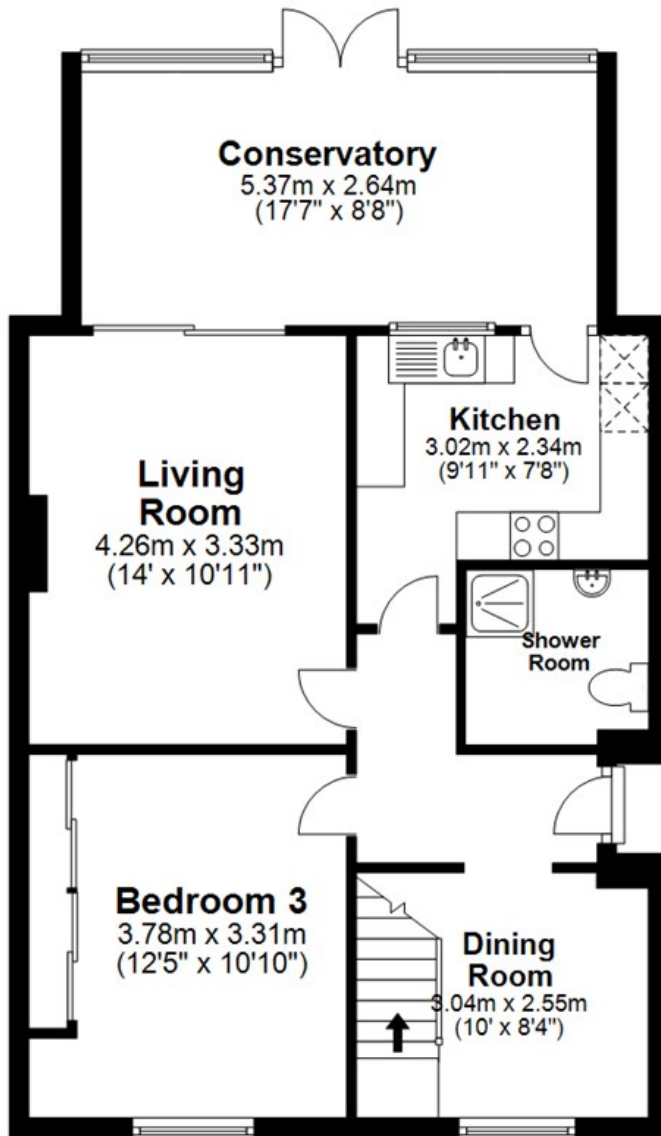






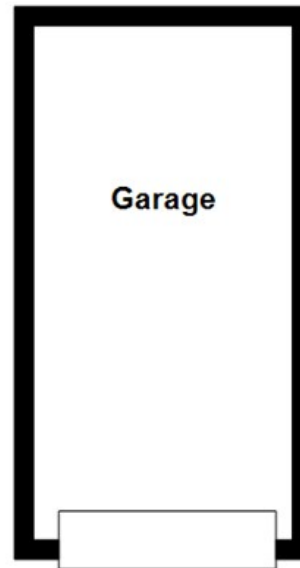
## Ground Floor

Approx. 66.7 sq. metres (717.6 sq. feet)



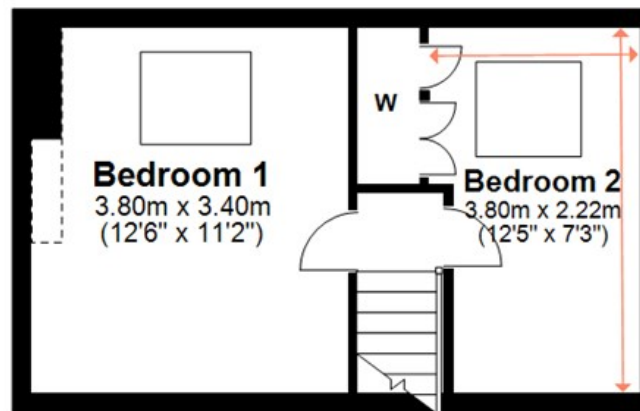
## Garage

Approx. 0.0 sq. metres (0.0 sq. feet)

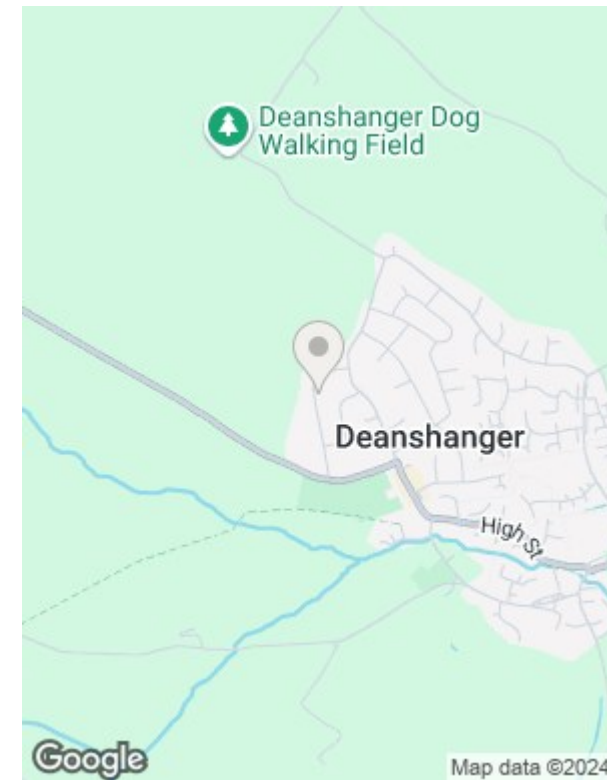


## First Floor

Approx. 24.6 sq. metres (264.3 sq. feet)



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.

We are open 7 days a week for your convenience

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59 High Street, Stony Stratford, MK11 1AY



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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	4
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

