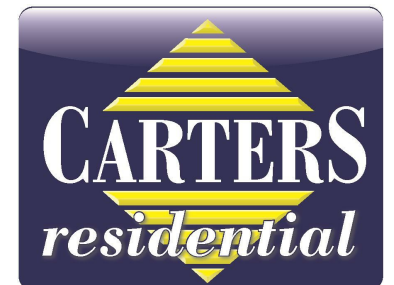




Angus Way, Milton Keynes, MK8 1AT



26 Angus Way
Whitehouse
Milton Keynes
MK8 1AT

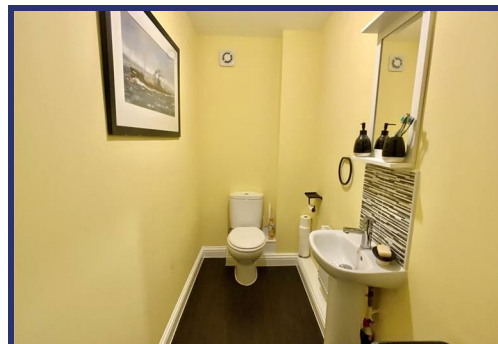
£475,000

A spacious 4 bedroom semi detached house with good size gardens and carport, on this popular development.

The property has a accommodation set over two floors comprising; an entrance hall, cloakroom, kitchen/dining room and a lounge/dining room. On the first floor there are 4 double bedrooms – the master bedroom with an en-suite shower room, plus a family bathroom. The property benefits from gas the radiator central heating and has solar panels.

The property occupies a good size plot extending to the side, offering scope to extend (subject to any necessary consent) and it has a carport and driveway. It is located just a short walk to the local school and medical facility.

- Semi Detached House
- 4 Double Bedrooms
- 2 Bath/ Shower Rooms & Cloakroom
- Lounge/ Dining Room
- Kitchen/ Dining Room with Appliances
- Carport & Driveway - Parking for 3 Cars
- Good Size Plot to Front, Side & Rear
- Short Walk to Schools & Medical Centre
- SOLAR PANELS
- NO MANAGEMENT OR SERVICE CHARGES





Ground Floor

The entrance hall has stairs to the first floor with cupboard under, and doors to all rooms.

A cloakroom has a WC and wash basin.

The kitchen has a range of units to floor and wall levels with worktops, one and a half bowl sink unit and a full range of integrated appliances to include a gas hob, extractor hood, double oven, fridge/freezer, dishwasher and washing machine. Space for a small dining table and a window to the front.

The lounge/ dining room has French doors with glazed side panels opening to the rear garden.

First Floor

The landing has an airing cupboard, access to the loft and doors to all rooms.

Bedroom 1 is a large double bedroom located to the front with plenty of space for a double bed, wardrobes and furniture. An en-suite shower room has a wash basin and a double sized shower cubicle. Window to the side.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a double bedroom located to the rear.

Bedroom 4 is a double bedroom located to the front with a built in wardrobe.

The family bathroom has a white suite comprising WC, wash basin and a bath with mixer tap shower over. Part tiled walls.

Outside

The property has a good size plot which extends to the front, side and rear of the property. The front is laid with lawn and has a tarmac driveway providing off-road parking leading to the carport, in all providing parking for 3 cars. Gated access to rear garden at the side, and at the rear of the carport.

The rear garden has a large paved patio area and the remainder is laid to lawn and enclosed by fencing. The garden extends to the side of the property where there is a further paved area with a garden shed, and plenty of space for bin storage.

Heating & Solar Panels

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: D

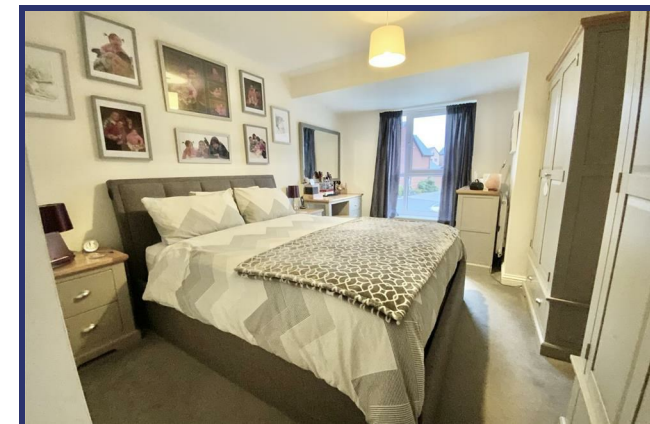
Note for Purchasers

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

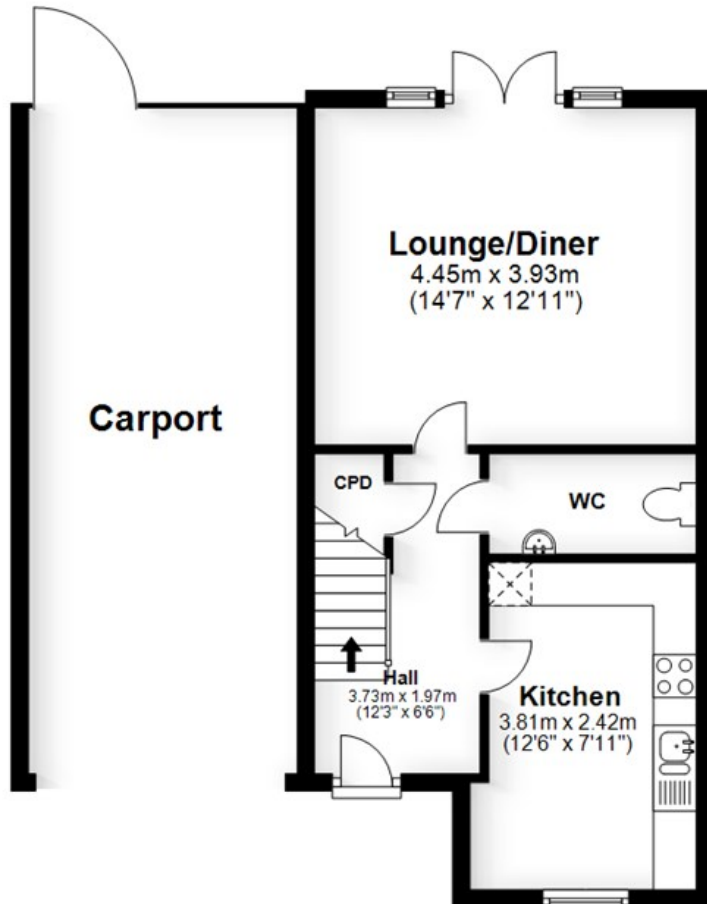
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.





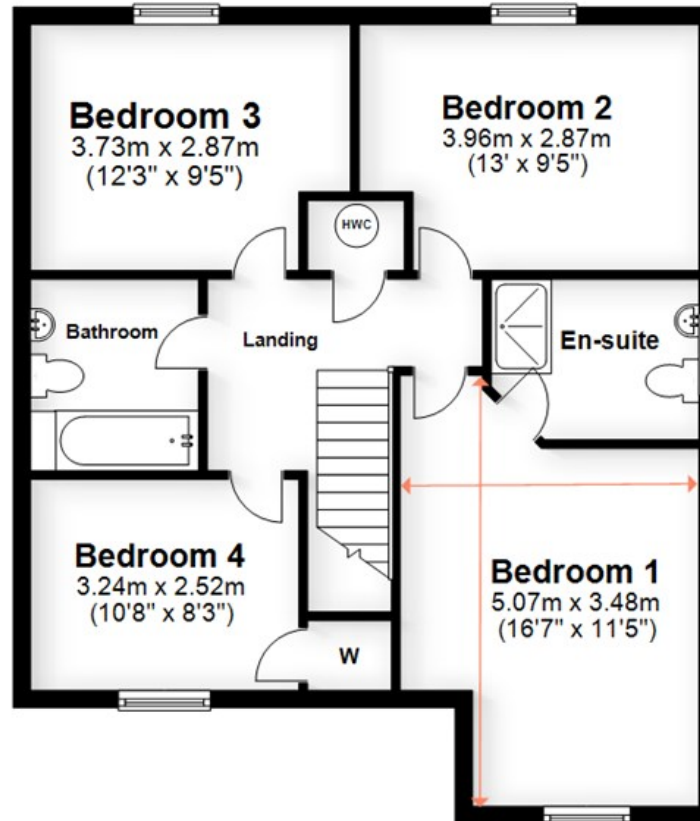
Ground Floor

Approx. 38.2 sq. metres (411.7 sq. feet)



First Floor

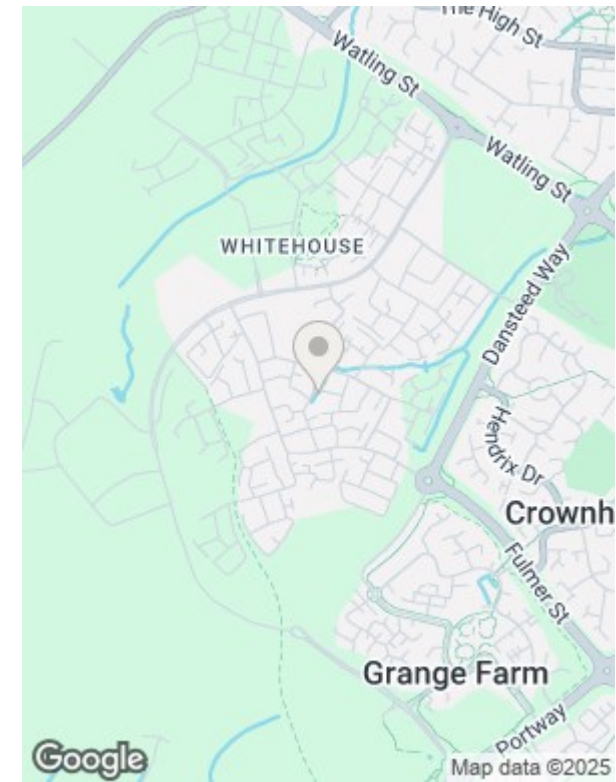
Approx. 64.5 sq. metres (693.9 sq. feet)



Total area: approx. 102.7 sq. metres (1105.5 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.

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carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		95	97
(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	

