



Harlow Crescent, Milton Keynes, MK4 4EP



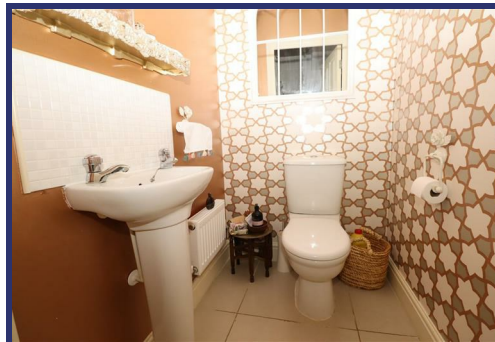
151 Harlow Crescent
Oxley Park
Milton Keynes
MK4 4EP

Offers In Excess Of £400,000

A well presented four bedroom, end terrace townhouse with an enclosed rear garden, garage and off street parking. The property was built by Charles Church Homes and offers approximately 1200 sq. ft. of living accommodation over three levels.

The accommodation comprises, entrance hall, cloakroom, a study/family room and a kitchen/dining room on the ground floor. To the first floor there is a living room and the master bedroom which has built-in wardrobes and an en suite shower room. There are three further bedrooms and a three piece family bathroom with a WC, a wash basin and a bath with shower over on the second floor. To the exterior, the front garden is gravelled, the landscaped rear garden is enclosed by timber fencing and gives gated access to the garage and off street parking at the rear.

- MODERN END TERRACE TOWNHOUSE
- FOUR BEDROOMS
- TWO RECEPTIONS
- CLOAKROOM
- KITCHEN/DINING ROOM
- FIRST FLOOR LIVING ROOM
- EN-SUITE TO MASTER BEDROOM
- GARAGE & PARKING





Ground Floor

The property is entered via part glazed door into the entrance hall. Tiled flooring. Staircase rising to the first floor landing. Cloak cupboard. Access from the entrance hall is given to the study/family room, kitchen/dining room and cloakroom.

The cloakroom has a suite comprising low level w.c. and pedestal mounted wash hand basin. Tiled flooring.

The study/family room is located to the front of the property with a window to the front aspect. Tiled flooring. The kitchen/dining room gives access to the rear garden via glazed French doors, window to the rear aspect. The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in electric oven with a four ring induction hob and extractor hood over. Integrated dishwasher, plumbing for washing machine. Understairs storage cupboard. Concealed wall mounted gas central heating boiler. Tiled flooring which extends throughout the ground floor.

First Floor Landing

Understairs storage space.

The living room is located to the front with two windows to the front aspect.

The master bedroom has a window to the rear aspect. Built-in wardrobes. Door to en-suite comprising low level w.c., wash hand basin and shower cubicle. Obscure glazed window to the rear aspect.

Second Floor Landing

Airing cupboard. Doors to all rooms.

Bedroom two is of double size and has a window to the front aspect. Bedroom three has built-in mirror fronted wardrobes and a window to the rear aspect. Bedroom four is of single size with a window to the front aspect.

The family bathroom has a suite comprising low level w.c., wash hand basin and a panel bath with a shower over. Obscure glazed window to the rear aspect.

Gardens

The front garden is laid to gravel with a path leading to the front door. The rear garden is fully enclosed by timber fencing. Patio area. Outside tap. Remainder laid to lawn. Area laid to gravel at the side. Path leading to gated rear access which leads to the single garage and off-road parking.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: Band D.

Location - Oxley Park

Oxley Park has a local centre with a Tesco Express, and various other shops and takeaways. There is also a community centre offering many activities. Oxley Park Academy takes pupils from nursery and foundation level through to year 6. Hazeley Academy and Shenley Brook End School on neighbouring estates offer secondary education. The centre: MK with its vast array of shops and amenities is 5 miles away

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.

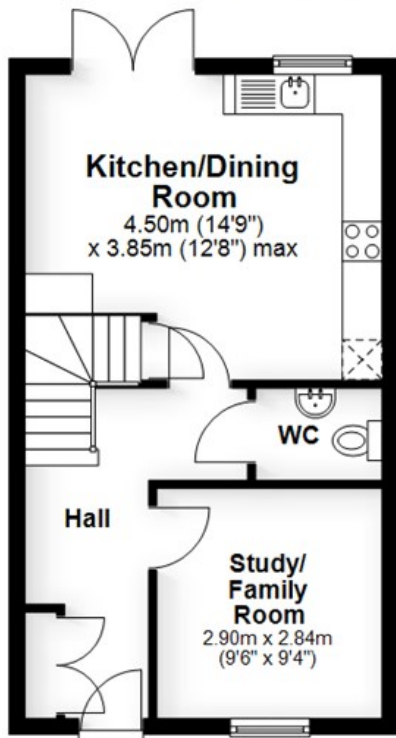






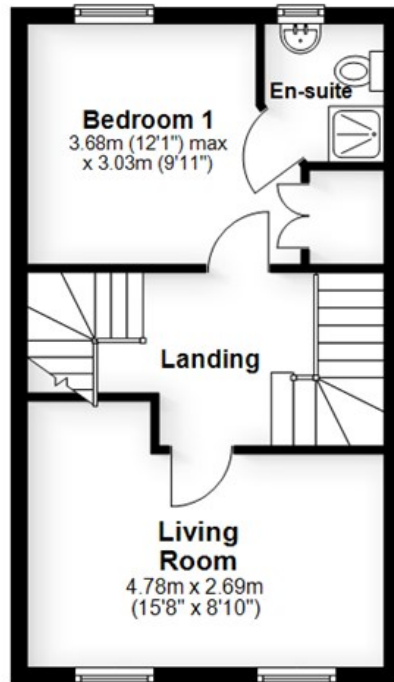
Ground Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



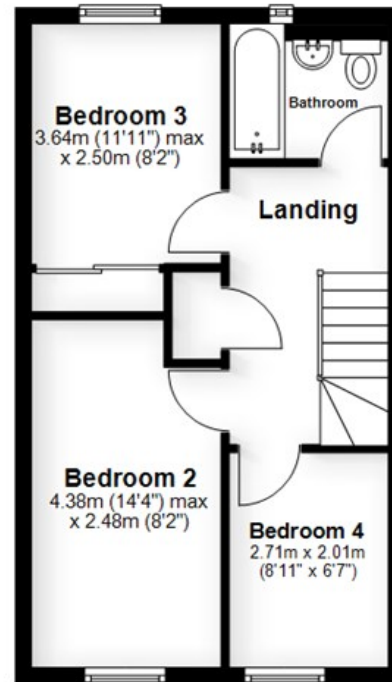
First Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



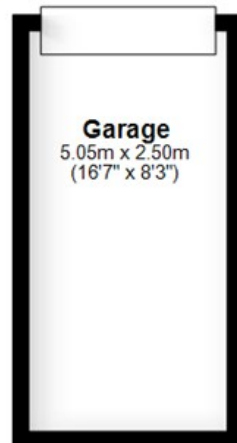
Second Floor

Approx. 39.5 sq. metres (425.3 sq. feet)

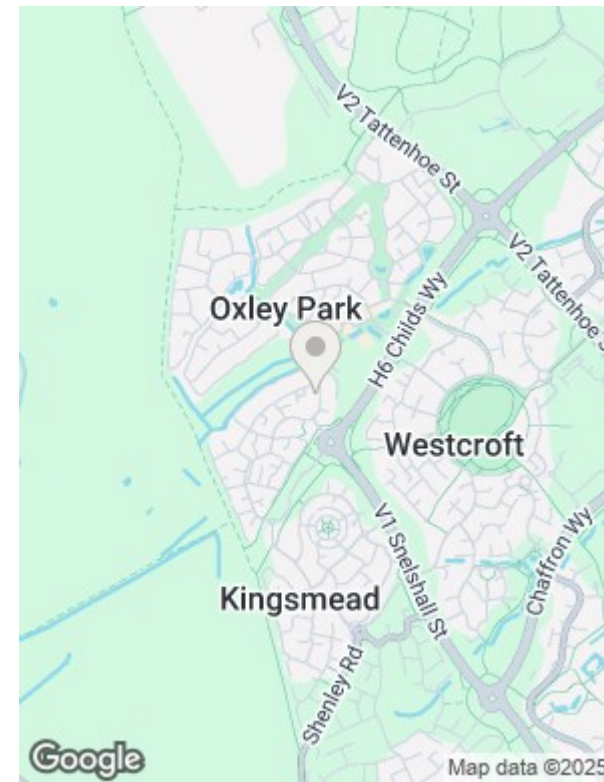


Garage

Approx. 12.6 sq. metres (135.9 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		79	
(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	

