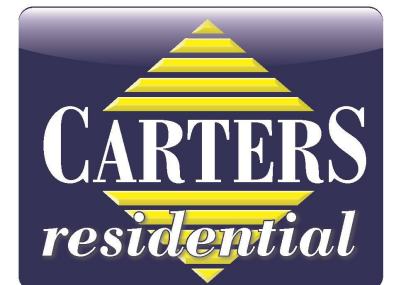




Mauduit Road, Hanslope, MK19 7NJ



4 Mauduit Road
Hanslope
Buckinghamshire
MK19 7NJ

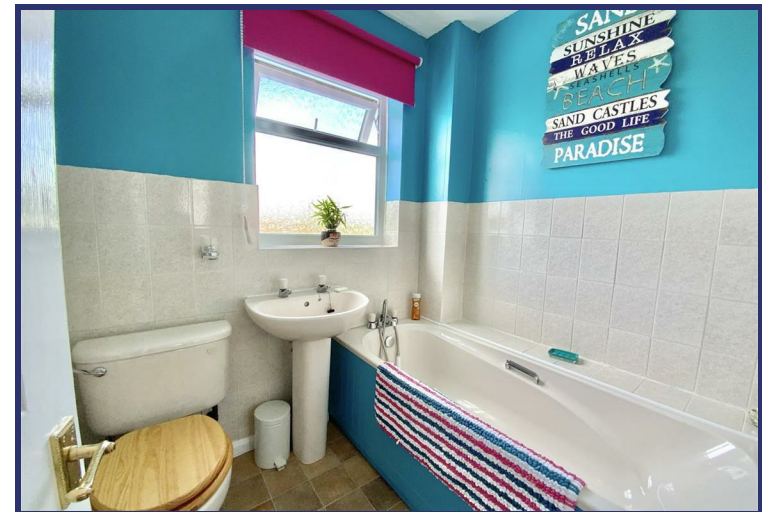
£320,000

An extended 3 bedroom semi detached house with garage in a village cul-de-sac location, just a short walk from the village shops, schools pubs and church.

The house has accommodation set on two floors comprising an entrance hall, living room, kitchen/dining room, conservatory, utility room and ground floor shower room. On the first floor there are 3 bedrooms and a bathroom. The property has a driveway to the front providing off-road parking, a garage and a fully enclosed rear garden.

Located in a small cul-de-sac adjacent to countryside, and just a short walk to the village shops, pubs, popular school, church and recreation ground.

- Extended Semi Detached House
- 3 Bedrooms
- Separate Living Room
- Kitchen/ Dining Room
- Conservatory
- Ground Floor Shower Room & Utility Room
- First Floor Bathroom
- Garage & Drive for 2 Cars
- Village Cul-De-Sac Location





Ground Floor

A front door opens to a hall with space for hanging coats and a door to the living room.

The living room has a feature electric fire, box bay window to the front and stairs to the first floor. Door to the kitchen/dining room.

The kitchen/dining room has a range of units to floor and wall levels with worktops and a one and a half bowl sink unit. Space for 3 appliances. The dining area has plenty of space for a dining table and sliding patio doors open to the conservatory.

A conservatory has sliding patio doors and glazed side panels overlooking the rear garden, glass roof and door to the rear lobby and utility area. The lobby and utility area has space for a washing machine, fridge/freezer, and the gas central heating boiler. Door to the garage and shower room.

The shower room has a WC, wash basin and double size shower cubical. Window to the rear.

First Floor

The landing has an airing cupboard, access to the loft, doors to all rooms and window to the side with lovely far reaching countryside views.

Bedroom 1 is a double bedroom located to the rear with a recess – ideal for wardrobes.

Bedroom 2 is a double bedroom located to the front.

Bedroom 3 is a good size single bedroom located to the front.

The bathroom has a suite comprising WC, wash basin and bath with hand held mixer tap shower attachment. Window to the rear.

Outside

A block paved and paved driveway provides off-road parking for two cars.

The attractively landscaped rear garden has patios, lawns, and is enclosed by fencing.

Garage

Single garage with roller door, power and light and rear access door to the utility room.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: C

Location - Hanslope

Hanslope is a village and civil parish in the Borough of Milton Keynes and ceremonial county of Buckinghamshire. The village is about 4 miles (6.4 km) west northwest of Newport Pagnell, about 4 miles (6.4 km) north of Stony Stratford and 8 miles (13 km) north of Central Milton Keynes all of which offer extensive shopping and leisure facilities. The village boasts a primary school, shops, pubs and doctors surgery. Wolverton and Central Milton Keynes mainline railway stations are a short distance from the village.

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.

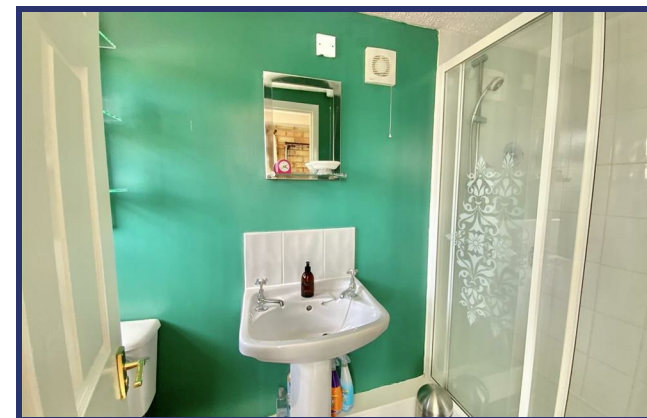
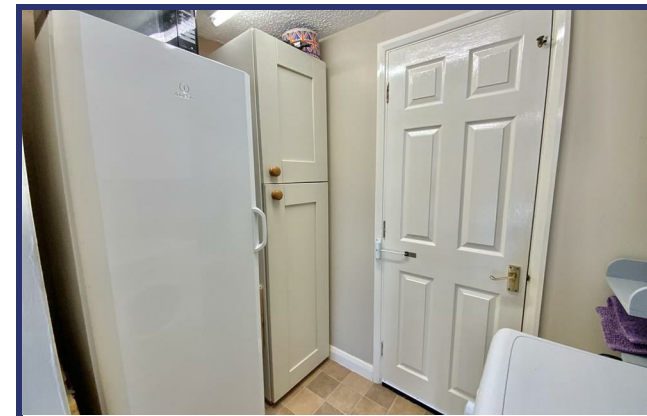
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

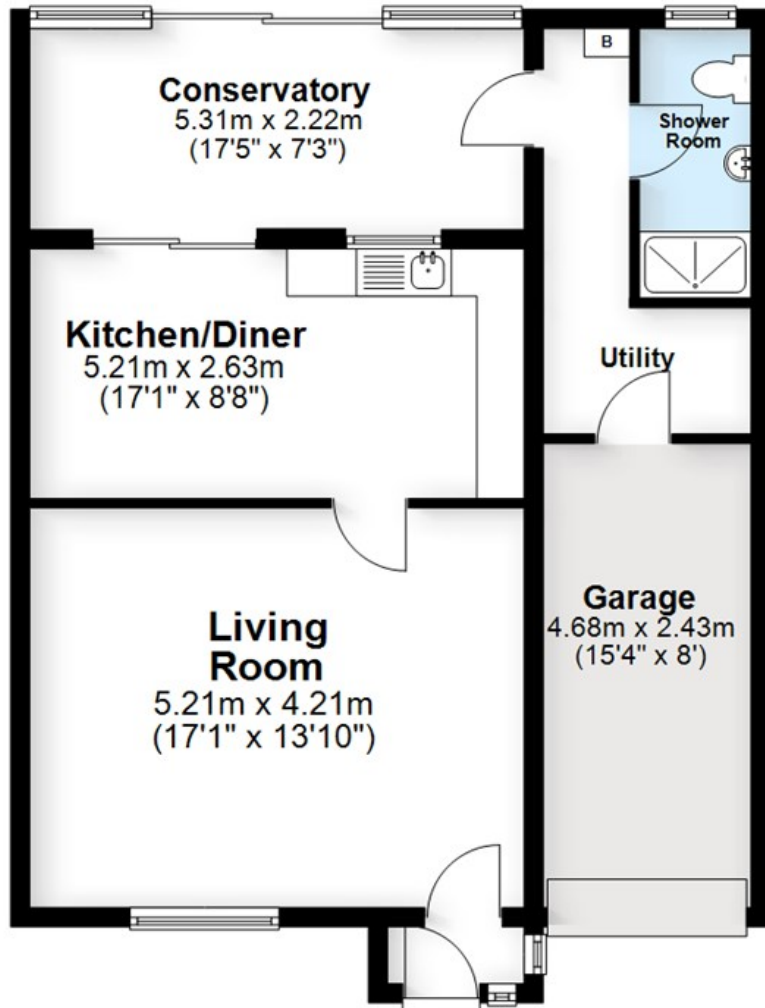
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





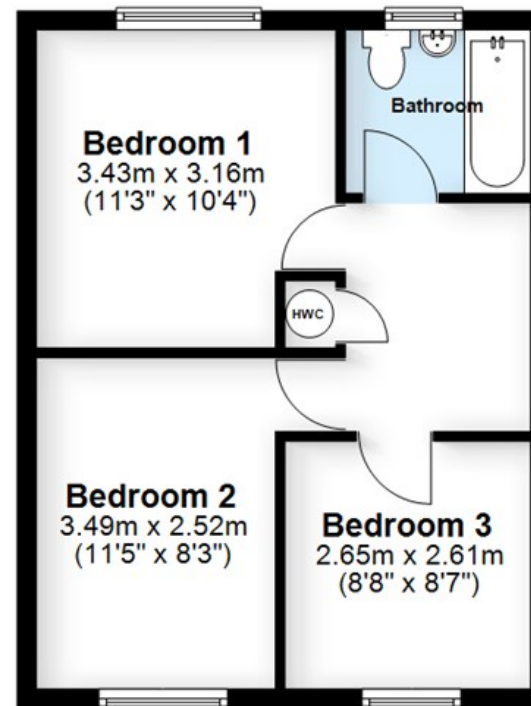
Ground Floor

Approx. 71.9 sq. metres (774.2 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 107.6 sq. metres (1158.5 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.

We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

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	65	75
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

