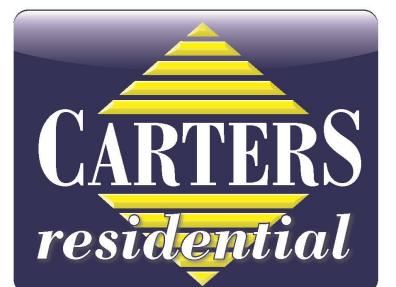




Rathbone Close, Crownhill, MK8 0DT



**24 Rathbone Close**  
**Crownhill**  
**Crownhill**  
**Milton Keynes**  
**MK8 0DT**

**No Offers £425,000**

Carters are delighted to offer for sale this four bedroom detached family home situated in a cul de sac location in the popular residential area of Crownhill. This property is available for sale with no upper chain.

The accommodation comprises, porch, entrance hall, cloakroom, living room, dining room and kitchen located on the ground floor. The first floor benefits four bedrooms, en-suite to the master and a family bathroom. To the outside, there are front and rear gardens, plus a single garage & driveway.

- FOUR BEDROOM DETACHED FAMILY HOME
- GROUND FLOOR CLOAKROOM
- SEPARATE LIVING ROOM & DINING ROOM
- EN-SUITE TO MASTER BEDROOM
- GAS TO RADIATOR CENTRAL HEATING
- DOUBLE GLAZED
- FRONT & REAR GARDENS
- SINGLE GARAGE & DRIVEWAY
- NO ONWARD CHAIN





#### Ground Floor

The property is entered via a porch with glazed doors and a further door leading into the entrance hall. Stairs rise to the first floor landing. Doors to living room, dining room and cloakroom.

The cloakroom has a suite comprising wash hand basin and low level w.c. Obscure double glazed window to the front aspect.

The living room is a dual aspect room with a double glazed window to the front aspect and double glazed patio doors leading to the rear garden. The dining room is located to the rear of the property with a double glazed window overlooking the rear garden. Understairs storage cupboard. Archway leading to the kitchen.

The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drainer. Free-standing gas cooker with extractor hood over. Plumbing for washing machine and dishwasher. Space for a further appliance. Wall mounted gas central heating boiler. Double glazed window to front aspect.

#### First Floor Landing

Airing cupboard housing hot water tank. Double glazed window to the rear aspect.

The master bedroom is located to the front of the property with a double glazed window to the front aspect. Built-in wardrobes. Door to en-suite comprising low level w.c., wash hand basin and shower cubicle. Obscure double glazed window to the front aspect.

Bedroom two is of double size with a double glazed window overlooking the rear garden. Bedroom three has a fitted storage cupboard and a double glazed window to the rear aspect. Bedroom four has a double glazed 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 hand-held shower attachment. Complementary tiling. Obscure double glazed window to the front aspect.

#### Gardens & Garage

The front garden is laid to lawn with planted shrubs. Driveway leading to attached single garage with up and over door, power and light connected, exposed beams in the roof-space for storage. To the rear of the garage there is a lean-to shed giving access to the rear garden.

The rear garden is laid to lawn with flower, shrub and tree borders. Paved patio area.

#### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: Band E.

#### Location - Crownhill

Crownhill is located on the western side of Milton Keynes, near Shenley Church End, which offers a local centre featuring a supermarket, pharmacy, medical practice, and dental surgery. The centre of Milton Keynes is just 3.5 miles away, providing a wide range of shops, restaurants, and other amenities. Whitehouse Primary School caters to children aged 2 to 11, and the property falls within the catchment area for both Watling Academy and Denbigh School for secondary education. The property is also ideally located within a short walk to Crownhill's sports fields and park. and Hazely Woods.

#### Note for Purchasers

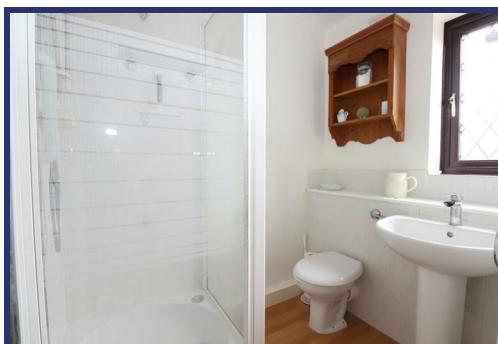
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non-refundable charge of £18 (£15+VAT) per person, per 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

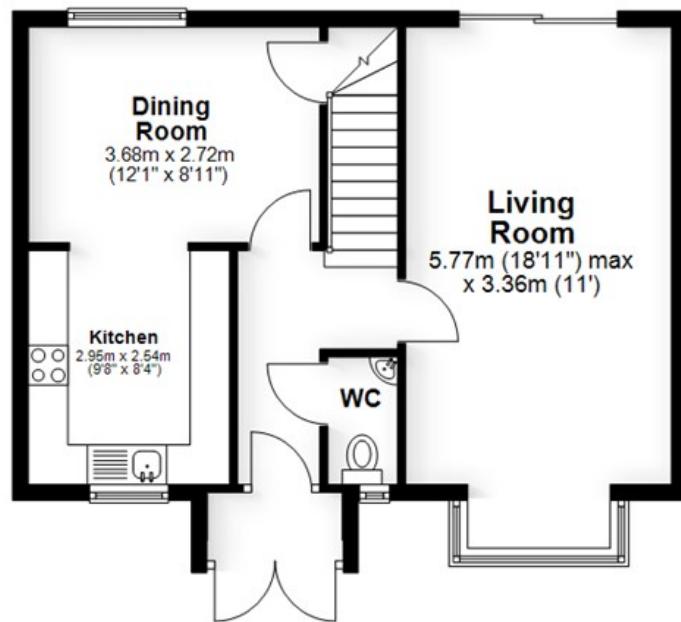
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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. 49.1 sq. metres (528.8 sq. feet)



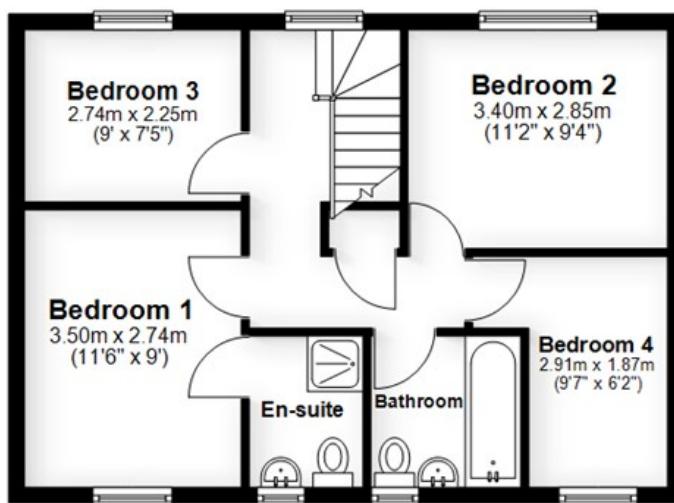
## Garage

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



## First Floor

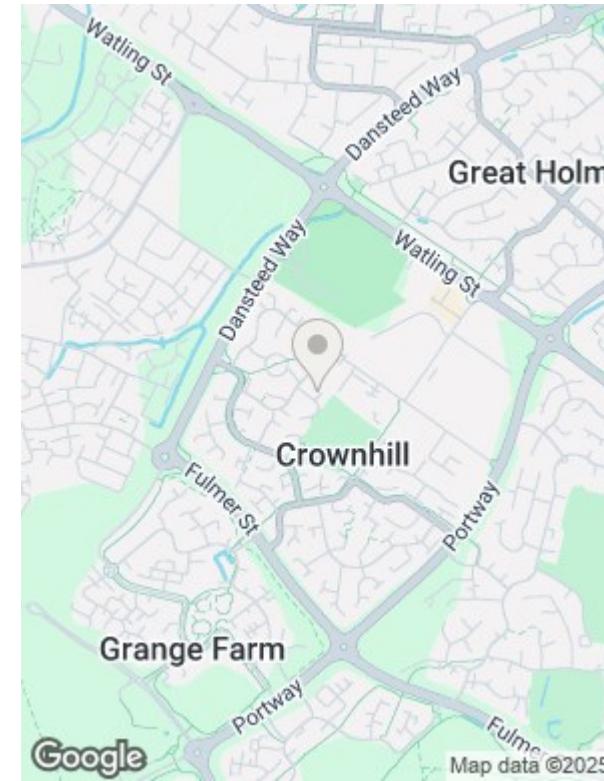
Approx. 50.0 sq. metres (538.7 sq. feet)



Total area: approx. 99.2 sq. metres (1067.5 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

[miltonkeynes@carters.co.uk](mailto:miltonkeynes@carters.co.uk)

[carters.co.uk](http://carters.co.uk)

59 High Street, Stony Stratford, MK11 1AY

[OnTheMarket.com](http://OnTheMarket.com) [rightmove.co.uk](http://rightmove.co.uk) The UK's number one property website

[The Property Ombudsman](http://ThePropertyOmbudsman.co.uk)

[FINE COUNTRY](http://FINECOUNTRY.CO.UK)

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		73	79
EU Directive 2002/91/EC			

