



Leaffield Rise, Milton Keynes, MK8 8BU



**29 Leaffield Rise
Two Mile Ash
Milton Keynes
MK8 8BU**

£500,000

Situated in a pleasant position, over looking the 17th hole of Abbey Hill Golf Course, is this four bedroom detached family home in the popular area of Two Mile Ash.

The accommodation in full comprises, hall, cloakroom, lounge, dining room, and kitchen on the ground floor. The first floor has a master bedroom with washroom, three further bedrooms and a family bathroom. To the exterior there are front and rear gardens and a tandem length garage with driveway parking.

- FOUR BEDROOM DETACHED FAMILY HOME
- SEPARATE LOUNGE & DINING ROOM
- GROUND FLOOR CLOAKROOM
- MASTER BEDROOM WITH WASHROOM
- FOUR PIECE FAMILY BATHROOM
- TANDEM LENGTH GARAGE 30' IN LENGTH
- FRONT & REAR GARDENS
- OVERLOOKING THE GOLF COURSE





Ground Floor

The property is entered via a part glazed front door into the entrance hall. Stairs rise to the first floor landing. Doors to lounge, kitchen and cloakroom.

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

The lounge is located to the front of the property with two UPVC double glazed windows to the front aspect. Feature brick fireplace. Double doors leading to the dining room. Service hatch to the kitchen. Sliding double glazed patio doors leading to the rear garden.

The kitchen is located to the rear of the property and 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 fitted microwave oven above, and a four ring electric hob. Plumbing for Dishwasher. Understairs storage cupboard. Door to garage.

First Floor

UPVC double glazed window to the side aspect. Access to loft. Doors to all rooms.

The master bedroom has two UPVC double glazed windows to the front aspect. A door leads to the washroom with a suite comprising low level w.c. and wash hand basin, and an obscure UPVC double glazed window to the side aspect. Bedrooms two and four are located to the rear of the property with UPVC double glazed windows overlooking the rear garden. Bedroom three has a range of fitted wardrobes, and has a UPVC double glazed window to the front aspect. Currently, the wall between the master bedroom and the third bedroom has been removed and can be accessed via an archway (This can easily be reinstated to the original layout).

The family bathroom has a suite comprising low level w.c., wash hand basin, panel bath and a shower cubicle. Obscure UPVC double glazed window to the side aspect.

Gardens & Garage

The front garden is mainly laid to lawn with planted shrubs. A Driveway leads to an attached tandem length garage with an up and over front door, exposed eaves in the roof pace for storage, power and light connected, plumbing for washing machine, wall mounted gas central heating boiler, personal door to the kitchen and a door leading to the rear garden.

The rear garden has a paved patio area, is fully enclosed and mainly laid to lawn with planted borders.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: E.

Location - Two Mile Ash

Two Mile Ash has a local centre with a supermarket, Post Office and a fish and chip shop. It has two highly rated schools (Two Mile Ash Middle School and Ashbrook First School) and two pre-schools (Two Mile Ash Pre-school and Helping Hands). Close by is Abbey Hill Golf Course and the Mercure Hotel and Conference Centre. CMK railway station with trains to London Euston and the North is approximately three miles away, with the fastest trains to Euston taking just 30 minutes. CMK shopping centre is a reasonable walk or short bus/car journey 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

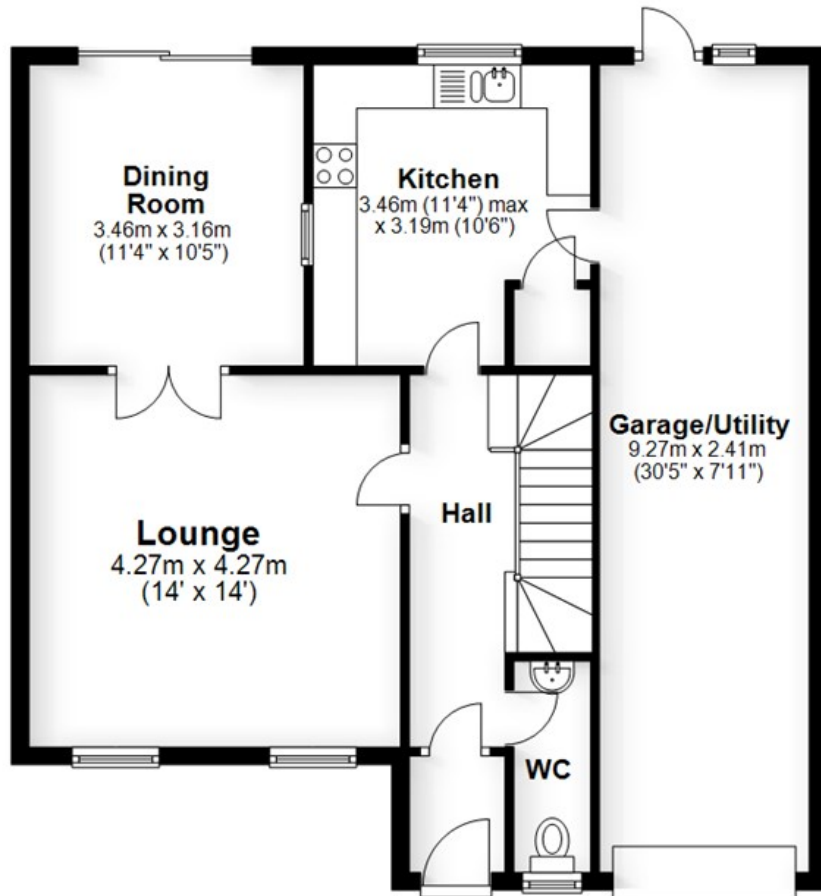
Disclaimer

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.

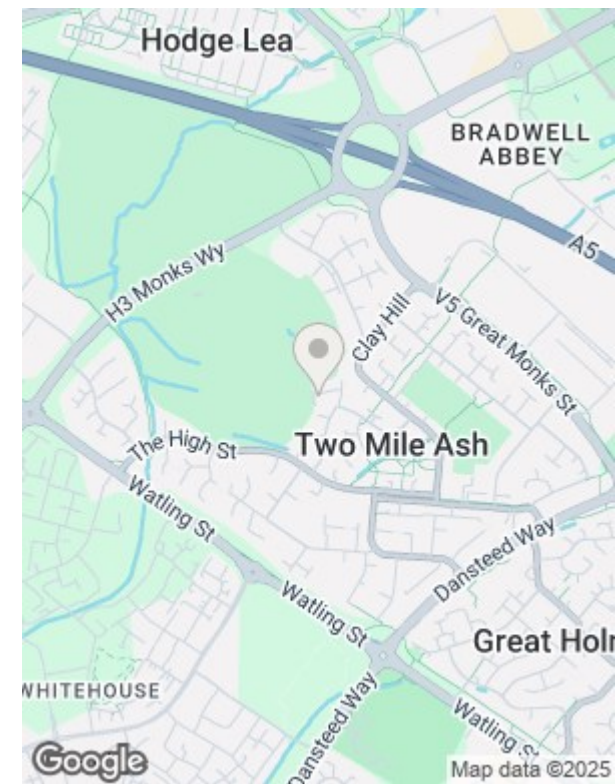
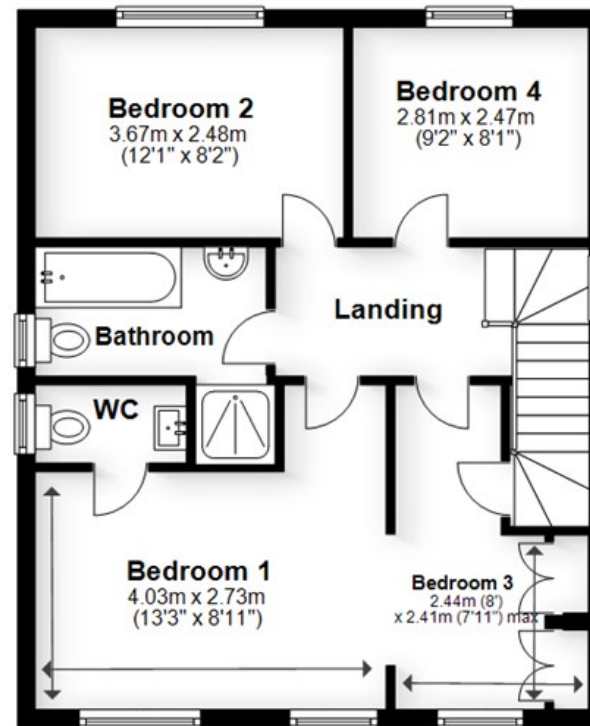




Ground Floor



First Floor



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

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carters.co.uk

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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		EU Directive 2002/91/EC	



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.