



Church Green Road, Milton Keynes, MK3 6DD





108 Church Green Road  
Bletchley  
Milton Keynes  
MK3 6DD

**£400,000**

Carters are delighted to offer to the market this ATTRACTIVE TWO DOUBLE BEDROOM BAY FRONTED DETACHED BUNGALOW, RESTING ON A GENEROUS PLOT and situated on the highly desirable and prestigious CHURCH GREEN ROAD. It is located within walking distance to the train station providing mainline links to London Euston within 45 minutes and easy access to the A5 and M1 as well as being a short walk to the town centre with all the amenities it has to offer.

The accommodation in brief comprises an reception hall, LOUNGE WITH OPEN FIREPLACE, kitchen/diner, two good sized bedrooms, cloakroom and a family bathroom. The benefits include gas to radiator central heating, ORIGINAL STAINED GLASSED WINDOWS TO THE RECEPTION HALL, UPVC double glazing where specified, front garden with driveway and a GENEROUS REAR GARDEN OFFERING PLENTY OF OPPORTUNITY TO EXTEND STPP. This type of property rarely comes to market in such a desirable location especially with NO UPPER CHAIN so internal viewing is highly recommended. There is some MODERNISATION REQUIRED BUT HAS BEEN PRICED ACCORDINGLY. EPC rating D.

- Highly Prestigious Location
- Bay Fronted Detached Bungalow
- Two Double Bedrooms
- Gas To Radiator Central Heating
- Some Retained Original Features
- Walking Distance To Train Station
- Generous Plot
- Great Opportunity To Extend STPP
- No Upper Chain
- EPC Rating D





#### Reception Hall

Enter via a hardwood door into the reception hall. Original obscure light leaded stained glass window to the front aspect. Doors to all rooms. Radiator. Telephone point. Original block wooden flooring. Access to loft.

#### Lounge

UPVC double glazed double doors with UPVC double glazed side panels to the rear aspect. Feature open fireplace with a tiled surround. Two radiators.

#### Kitchen/Diner

UPVC door with patterned double glazed panel and UPVC double glazed window to the rear aspect. Fitted in a range of units to wall and base levels with worksurfaces over and an inset stainless steel sink/double drainer. Space for cooker and fridge/freezer. Plumbing for dishwasher. Tiled to splashback areas. Door to pantry/cupboard which has an obscure single glazed window to the side aspect and plumbing for a washing machine. Wall mounted cupboard housing the fusebox.

#### Bedroom One

UPVC double glazed bay window to the front aspect. Double doors to a built-in storage cupboard with storage units over. Radiator,.

#### Bedroom Two

UPVC double glazed bay window to the front aspect. Radiator.

#### Cloakroom

Obscure single glazed window to the side aspect. Low level w.c.

#### Family Bathroom

Obscure UPVC double glazed window to the side aspect. White suite comprising panel bath with shower over and a pedestal mounted wash hand basin. Radiator with towel rail. Tiled to splashback areas. High and low level built-in storage cupboards.

#### Exterior

##### Front

Laid to lawn with well stocked planted borders. Driveway offering off-road parking. Enclosed by a small brick retaining wall.

##### Rear Garden

Generous size and offering a good degree of privacy to the rear. Comprises a concrete patio area. Remainder is laid to lawn. Planted borders and various trees. Outside tap. Built-in storage shed housing a wall mounted boiler. Gated side access to the front. There is plenty of scope to extend subject to planning permission. Fully enclosed by timber fencing.

#### Material Information

Verified Material Information

Asking price: Offers in excess of £410,000

Council tax band: D

Council tax annual charge: £2150.46 a year (£179.21 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: E

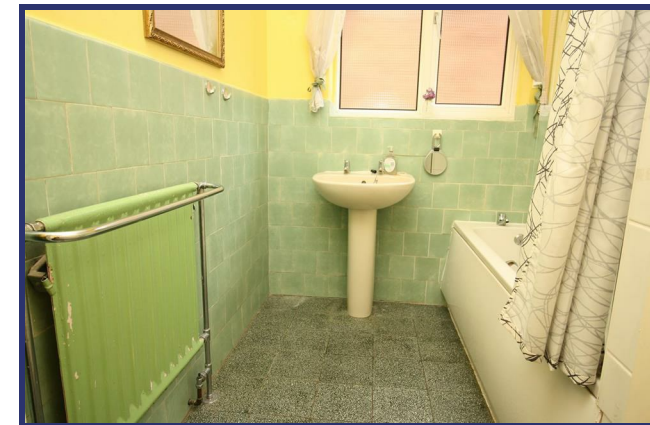
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

#### 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. Some items may be available subject to negotiation with the Vendor.

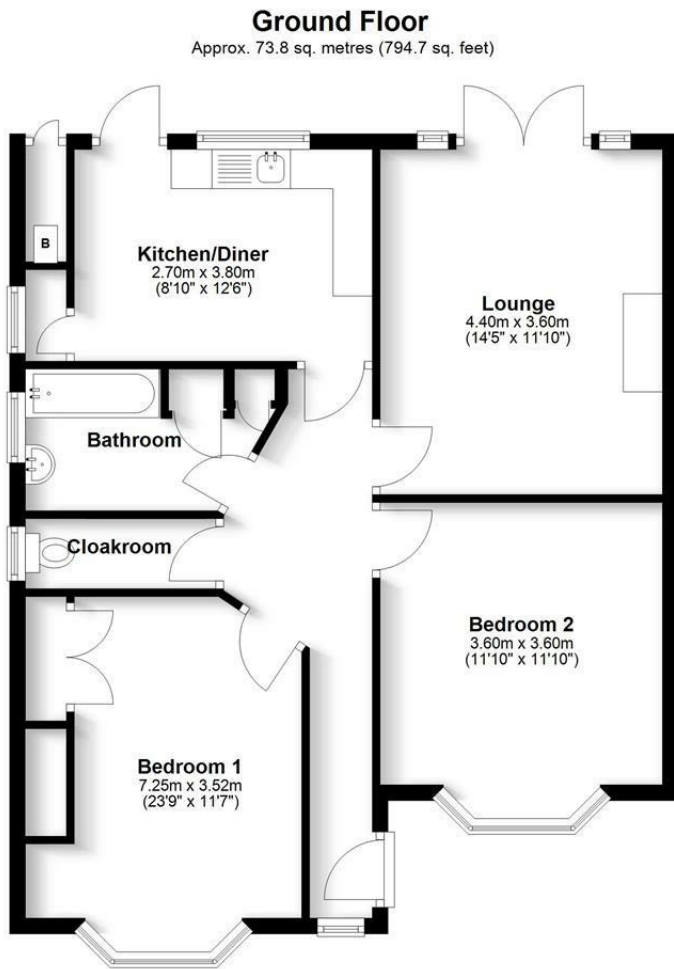








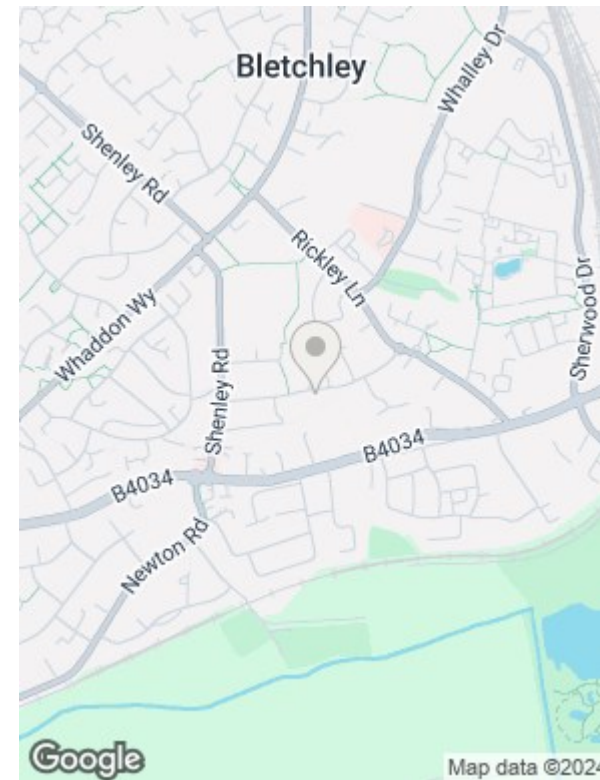




Total area: approx. 73.8 sq. metres (794.7 sq. feet)

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

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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	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

