



Santa Cruz Avenue, Milton Keynes, MK3 5HE



37 Santa Cruz Avenue
Newton Leys
Milton Keynes
MK3 5HE

£390,000

A WELL MAINTAINED FOUR BEDROOM SEMI DETACHED TOWNHOUSE, offering SPACIOUS AND VERSITILE ACCOMMODATION SET OVER THREE FLOORS WITH VIEWS TO THE FRONT OVER PARKLAND.

It is located in the desirable semi-rural development of Newton Leys, just a short distance from Willow Lake, as well as all the amenities on offer including shops, takeaways, primary school and community centre. Bletchley train station is just a short drive away with a direct link into London Euston, and the A5 and Leighton Buzzard bypass offer strong road links for commuting too. The accommodation in brief comprises an entrance hall, DOWNSTAIRS CLOAKROOM, lounge, kitchen/breakfast room with built in oven and hob, first floor landing generous enough to offer space for a small study area, bedrooms two and four, family bathroom, second floor landing, MASTER BEDROOM WITH ENSUITE and bedroom three with a built in double wardrobe. The benefits include UPVC double glazing, gas to radiator central heating, well maintained gardens and a driveway to the side offering off road parking for two vehicles. The property is offered with NO UPPER CHAIN and internal viewing is highly recommended. EPC rating B.

- Semi Rural Location
- Walking Distance To Willow Lake
- Versatile Accommodation Set Over Three Floors
- UPVC Double Glazed
- Downstairs Cloakroom
- Principle Bedroom With Ensuite
- Four Good Size Bedrooms
- Driveway Offering Off Road Parking For Two Vehicles
- No Upper Chain
- EPC Rating B





Entrance Hall

Enter via a composite door with obscure double glazed panels into the entrance hall. Stairs rising to the first floor landing. Doors to lounge and kitchen/breakfast room. Understairs storage cupboard. Radiator. Door to cloakroom.

Cloakroom

White suite comprising low level w.c. and pedestal mounted wash hand basin with tiling to splashback areas. Radiator. Ceiling mounted extractor fan.

Lounge

UPVC double glazed double doors with UPVC double glazed side panels onto the rear garden. Two radiators. T.V. and telephone points.

Kitchen/Breakfast Room

UPVC double glazed window to the front 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 oven and hob with extractor hood over. Space for fridge/freezer and washer/dryer. Plumbing for washing machine. Integrated wine rack. Cupboard housing a wall mounted boiler. Radiator. Ceramic tiled flooring.

First Floor Landing

UPVC double glazed window to front elevation. Generous size offering space for a small study area if so desired. Stairs rising to the second floor. Doors to all first floor rooms. Radiator.

Bedroom Two

UPVC double glazed double doors to a Juliet balcony. UPVC double glazed window to the rear elevation. Radiator. T.V. point.

Bedroom Four

UPVC double glazed to front elevation. Radiator. Fitted wardrobe.

Family Bathroom

White suite comprising panel bath with shower over, low level w.c., and pedestal mounted wash hand basin. Chrome heated towel rail. Tiled to splashback areas. Ceiling mounted extractor fan.

Second Floor Landing

Doors to all second floor rooms. Built-in storage cupboard. Radiator. Access to loft.

Bedroom One

UPVC double glazed window to rear elevation. Fitted wardrobe. Radiator. Door to en-suite.

En-suite

White suite comprising fully tiled shower cubicle, low level w.c., and pedestal mounted wash hand basin with tiling to splashback areas. Chrome heated towel rail. Ceiling mounted extractor fan.

Bedroom Three

Two UPVC double glazed window to front elevation. Built-in double wardrobe. Radiator.

Exterior

Front Garden

Mainly laid with stones. A path leads to the front door. Enclosed by a wrought iron fence.

Rear Garden

Paved patio area. Remainder laid to lawn. Gated access leading to driveway and front. Fully enclosed by timber fencing.

Driveway

Situated to the side of the property offering off-road parking for two vehicles.

Notes 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.

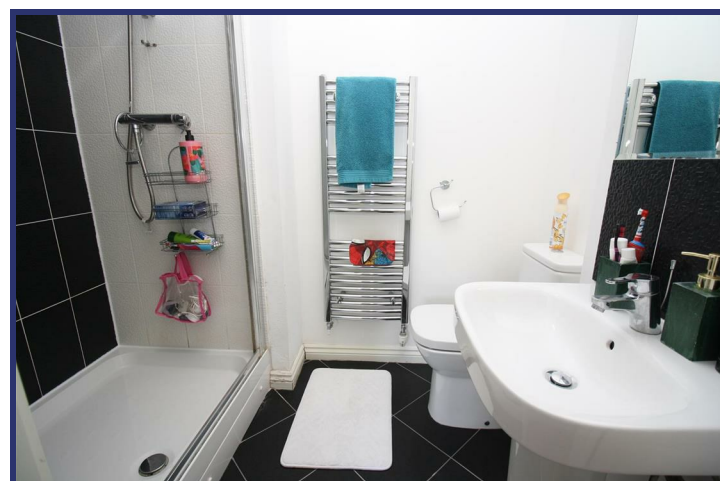
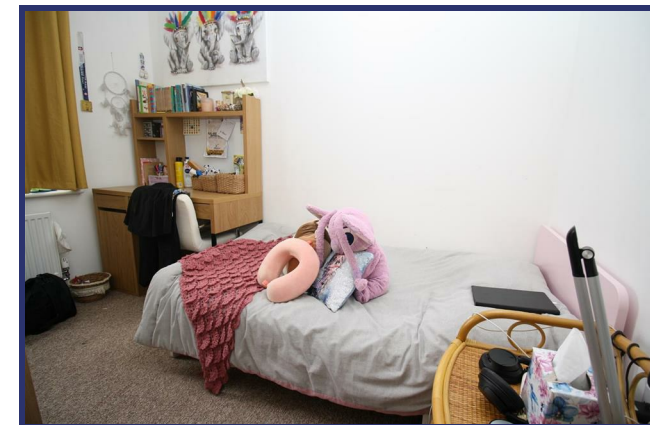
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

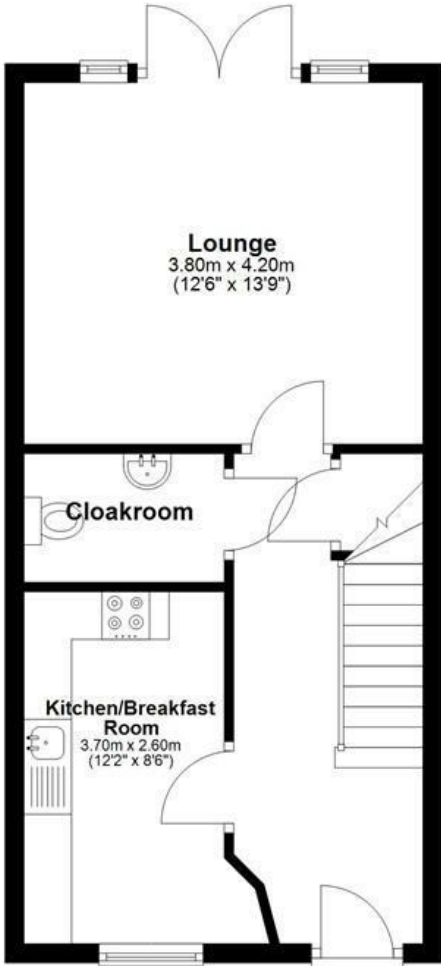
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



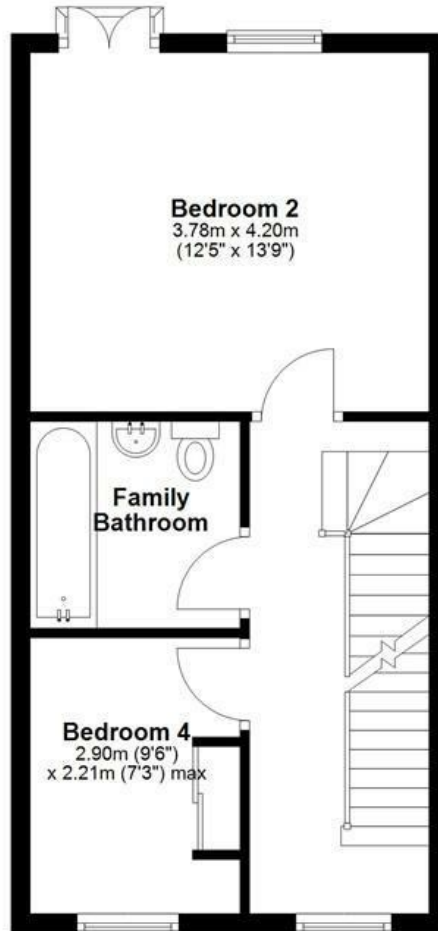




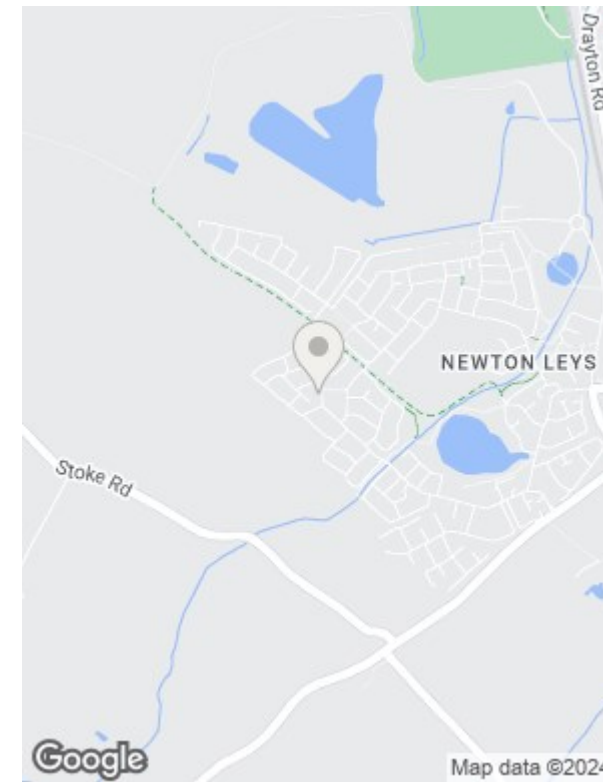
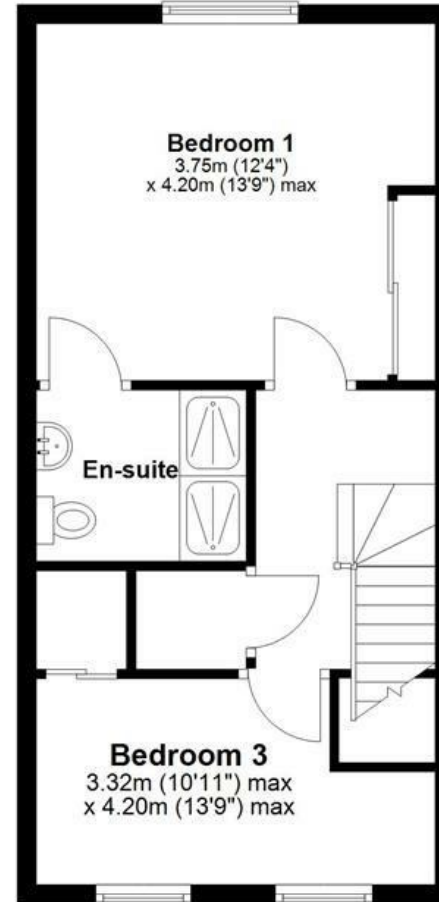
Ground Floor



First Floor



Second Floor



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(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.