



Curacao Crescent, Milton Keynes, MK3 5PT



19 Curacao Crescent
Newton Leys
Milton Keynes
Buckinghamshire
MK3 5PT

£475,000

A BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM DETACHED family home, RESTING ON A GENEROUS CORNER PLOT. 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 & Leighton Buzzard train stations are 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 a reception hall, DOWNSTAIRS CLOAKROOM, BAY FRONTED TRIPLE ASPECT LOUNGE, kitchen/diner with built in and integrated appliances, UTILITY ROOM, first floor landing, DUAL ASPECT PRINCIPLE BEDROOM WITH ENSUITE, three further bedrooms and a family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, BEAUTIFULLY LANDSCAPED GARDENS, detached single garage with driveway in front offering off road parking for three vehicles. Internal viewing comes with our highest recommendation to fully appreciate. EPC rating C.

- Semi Rural Location
- Walking Distance To Willow Lake
- Four Double Bedroom Detached
- Corner Plot
- Cloakroom
- Triple Aspect Bay Fronted Lounge
- Kitchen/Diner With Built In & Integrated Appliances
- Ensuite To A Dual Aspect Principle Bedroom
- Landscaped Gardens
- Garage & Driveway





Reception Hall

Downstairs Cloakroom

Lounge

Kitchen/Diner

Utility Room

First Floor

Principle Bedroom

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Exterior

Front Garden-

Rear Garden

Garage

Notes For Purchasers

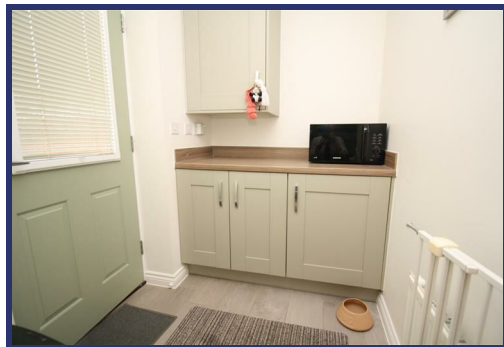
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

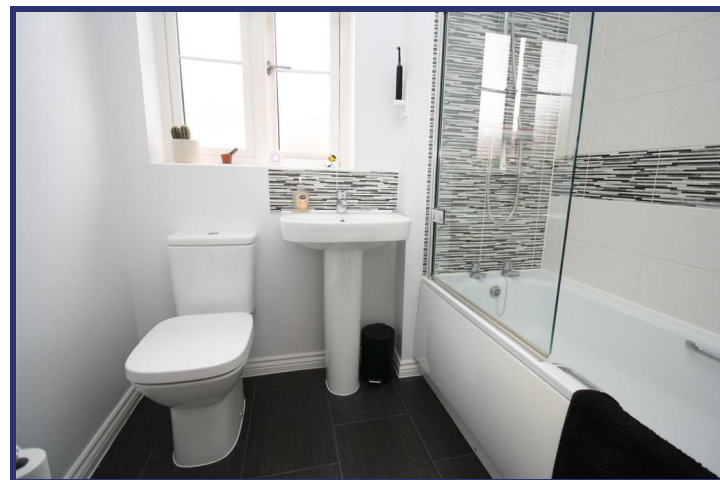
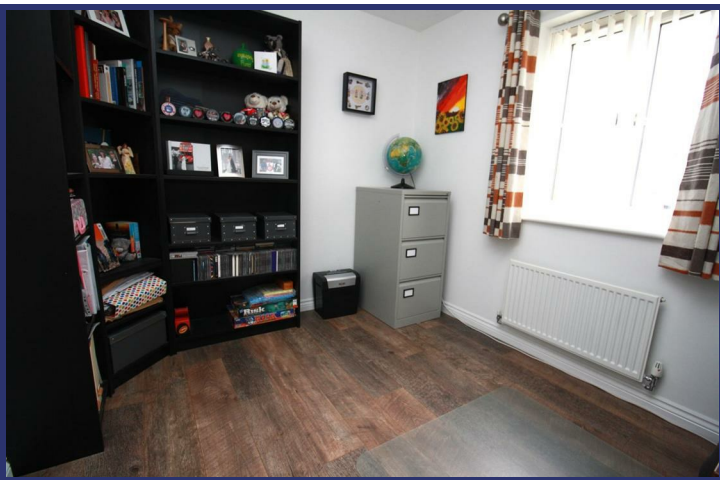
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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.

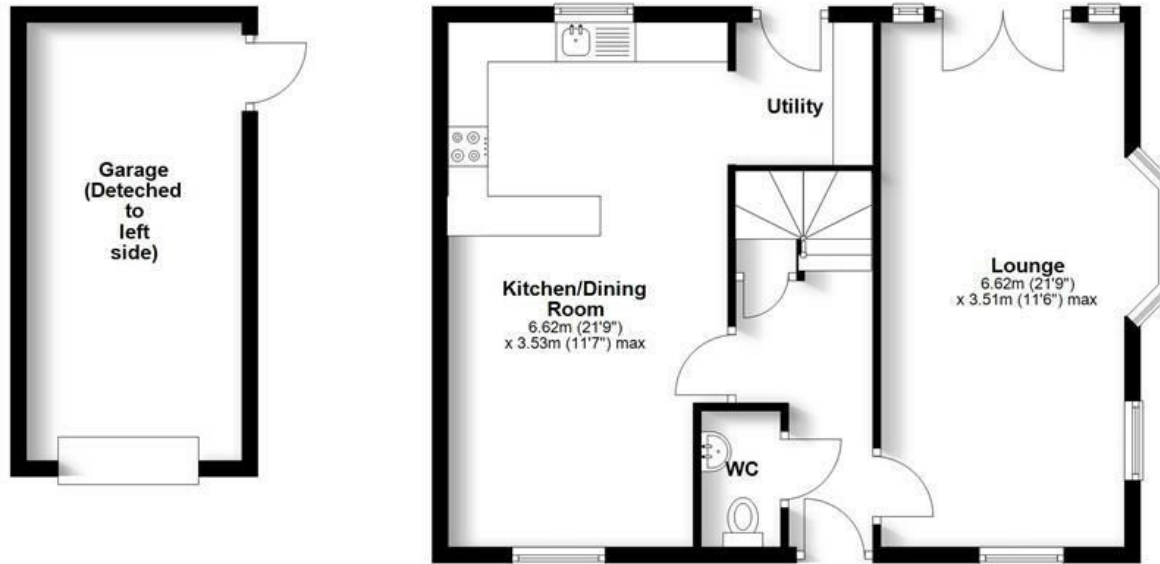






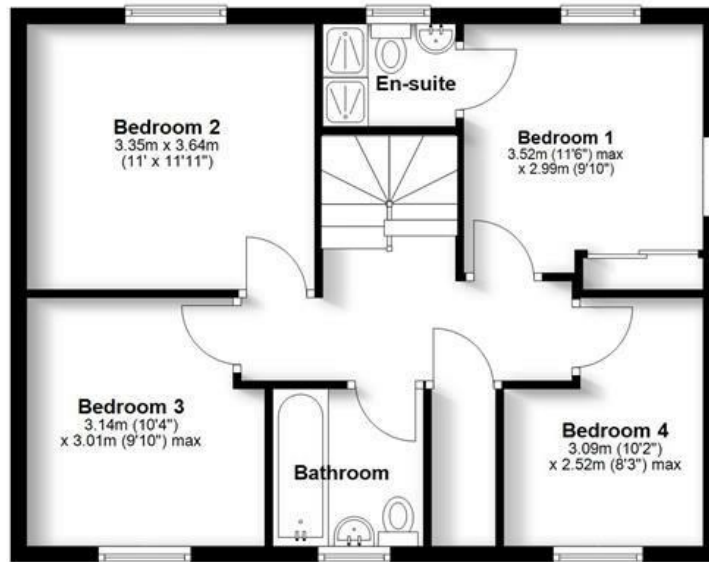
Ground Floor

Approx. 53.6 sq. metres (576.9 sq. feet)



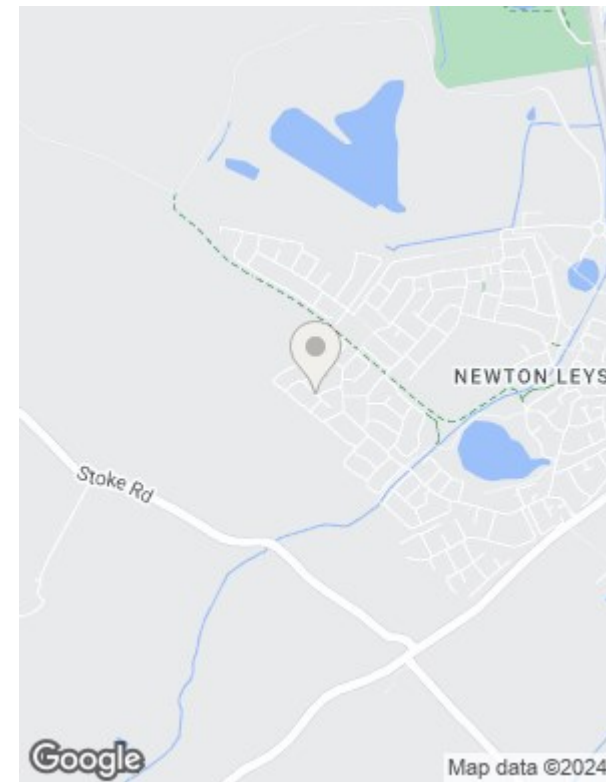
First Floor

Approx. 54.7 sq. metres (588.3 sq. feet)



Total area: approx. 108.3 sq. metres (1165.2 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 646699

bletchley@carters.co.uk

carters.co.uk

194 Queensway, Bletchley, MK2 2ST



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(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	

