



Trafalgar Avenue, Milton Keynes, MK3 7UL



29 Trafalgar Avenue  
Bletchley  
Milton Keynes  
MK3 7UL

£550,000

AN EXTENDED, CONTEMPORARY AND SPACIOUS FOUR BEDROOM DETACHED family home, RESTING ON A CORNER PLOT and situated in the highly sought after area of BARLEYHURST PARK. It is conveniently located for schools including Barleyhurst Park School, shops, A5, A421 and M1 Links, in addition to the local MK1 Leisure and Retail Park and Bletchley train station, with direct links to London Euston.

The accommodation in brief comprises entrance porch, entrance hall, REFITTED CLOAKROOM, dual aspect lounge with feature fireplace, FAMILY ROOM WITH VAULTED CEILING AND SKY LIGHTS, dining room, REFITTED KITCHEN, REFITTED UTILITY ROOM, first floor landing, PRINCIPLE BEDROOM WITH BOX BAY WINDOW AND ENSUITE, three further bedrooms and a REFITTED FAMILY BATHROOM. The benefits include double glazing, gas to radiator central heating, internal speaker system, front garden, GENEROUS SIZED REAR GARDEN WITH ADDITIONAL GATED PARKING AND DOUBLE GARAGE WITH DRIVEWAY IN FRONT offering off road parking. Internal viewing comes is highly recommended to fully appreciate and is offered with NO UPPER CHAIN. EPC rating B.

- Extended & Spacious Four Bedroom Detached
- Desirable Location Of Barleyhurst Park
- Resting On A Corner Plot
- Refitted Cloakroom
- Family Room With Vaulted Ceiling & Sky Lights
- Refitted Kitchen
- Refitted Utility Room
- Master Bedroom With Ensuite
- Double Garage & Driveway
- No Upper Chain





#### Reception Hall

Enter via a composite door with pattern light leaded double glazed panels and obscure UPVC double glazed side panels into an extended reception hall. Two UPVC double glazed windows to the side aspect. Radiator. Laminate wood flooring. Skimmed ceiling and inset spotlights. Doorway to the entrance hall.

#### Entrance Hall

Dog-leg staircase rising to the first floor landing. Doors to the cloakroom, lounge and kitchen. Glazed door to the dining room. Courtesy door to the double garage. Understairs storage recess. Radiator. Laminate wood flooring.

#### Cloakroom

Re-fitted white suite comprising low level w.c. and a wall mounted wash hand basin with vanity unit under. Radiator. Fully tiled to walls and floor. Wall mounted extractor fan.

#### Lounge

UPVC double glazed window to the front aspect. Feature fireplace with an inset log effect electric fire. Two radiators. Dado rail. T.V. and telephone points. Laminate wood flooring. Open-plan to family room. Doorway to the dining room. Skimmed ceiling.

#### Family Room

A beautiful addition to the property and a real highlight of the accommodation. Dual aspect with UPVC double glazed windows to the rear aspect and UPVC double glazed double doors to the side aspect. Radiator. Laminate wood flooring. High vaulted ceiling with four double glazed Velux windows and inset spotlights.

#### Dining Room

UPVC double glazed window to the rear aspect. Radiator. Dado rail. Laminate wood flooring.

#### Kitchen

UPVC double glazed window to the rear aspect. Quality re-fitted kitchen comprising a range of units to wall and base levels with worksurfaces over and an inset sink/drainage. Space for a Rangemaster style cooker with a Belling stainless steel extractor hood over. Integrated fridge and dishwasher. Downlights. Tall panel radiator. Laminate wood flooring. Skimmed ceiling with inset spotlights. Doorway to the utility room.

#### Utility Room

UPVC double glazed windows to rear and side aspects. Composite door with an obscure light leaded double glazed panel to the side. Re-fitted in a range of units to wall and base levels with worksurfaces over and inset sink/drainage. Plumbing for a washing machine. Space for a freezer. Cupboard housing the wall mounted boiler. Tall panel radiator. Laminate wood flooring.

#### First Floor Landing

UPVC double glazed window to the front elevation. Airing cupboard. Access to loft. Doors to all rooms.

#### Principle Bedroom

UPVC double glazed box bay window to the front elevation. Range of mirror-fronted wardrobes. Radiator. Dado rail. Laminate wood flooring. Door to the en-suite.

#### En-suite

Obscure UPVC double glazed window to the rear elevation. White suite comprising low level w.c., fully tiled shower cubicle with a hand-held shower tap, handrail and sliding glass door, and wash hand basin. Chrome heated towel rail. Fully tiled to walls and floor. Inset spotlights to the ceiling.

#### Bedroom Two

UPVC double glazed window to the rear elevation. Built-in double wardrobe. Radiator. Laminate wood flooring.

#### Bedroom Three

UPVC double glazed window to the side elevation. Built-in double wardrobe. Radiator. Laminate wood flooring.

#### Bedroom Four

UPVC double glazed window to the rear elevation. Radiator. Laminate wood flooring.

#### Family Bathroom

Obscure UPVC double glazed window to the rear elevation. Re-fitted suite comprising low level w.c., panel bath with shower over and a pedestal mounted wash hand basin. Chrome heated towel rail. Fully tiled to walls and floor. Inset spotlights to the ceiling.

#### Exterior

##### Front

Laid to lawn with planted borders. Block paved driveway in front of the double garage offering off-road parking.

##### Rear Garden

Well maintained. Raised timber deck patio area with steps down to the lawn. Planted borders. Block paving with double wooden gates to the side offering additional off-road parking. Outside tap. Block paved path to the side leading to gated front access. Timber shed to remain. Fully enclosed by a brick wall and timber fencing.

#### Double Garage

Attached double garage which is part converted with wall and base units and can be reconverted is required. Electric up and over door. Power and light connected. Eaves storage.

#### Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: E £2687.91 payable for the year 2024/25

#### Note To Purchasers

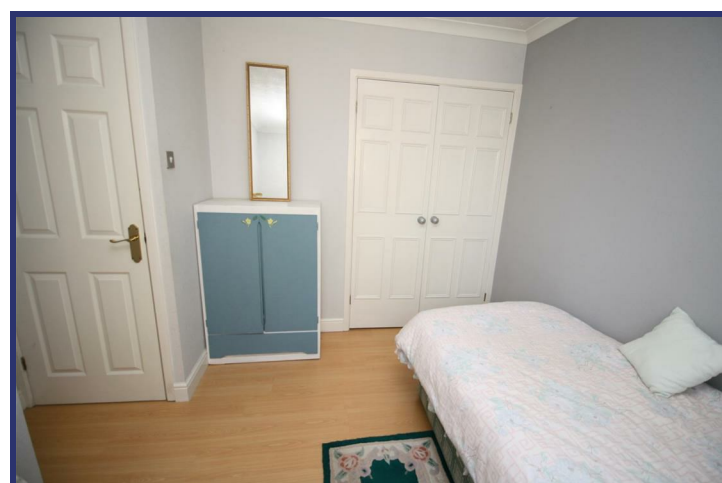
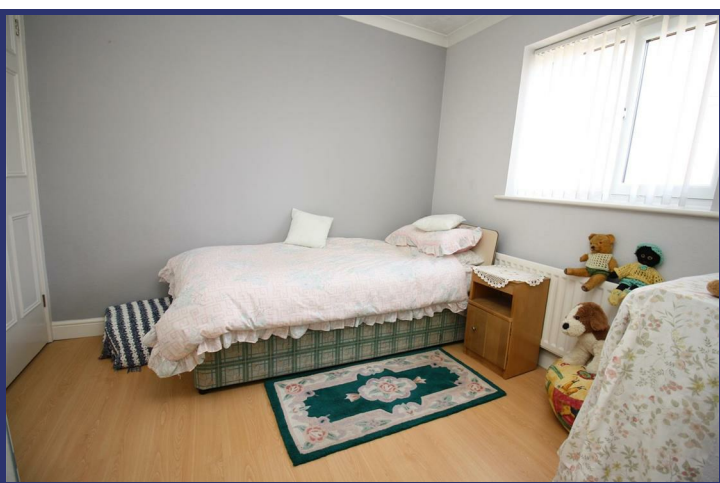
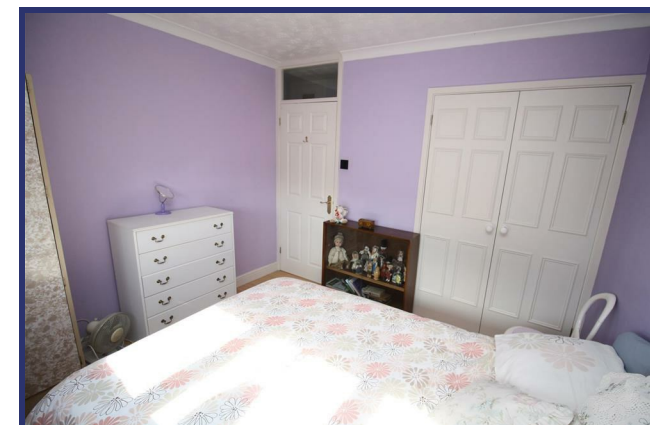
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Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

#### 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.

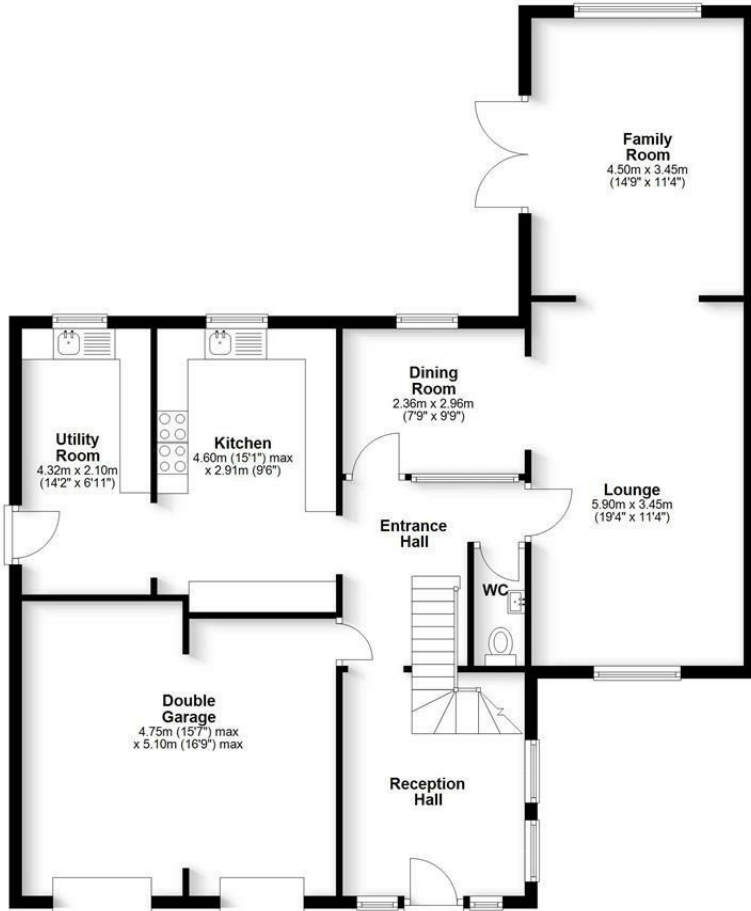






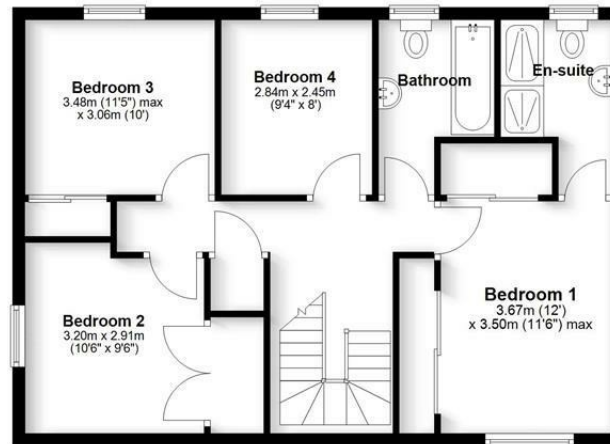
### Ground Floor

Approx. 112.7 sq. metres (1213.0 sq. feet)



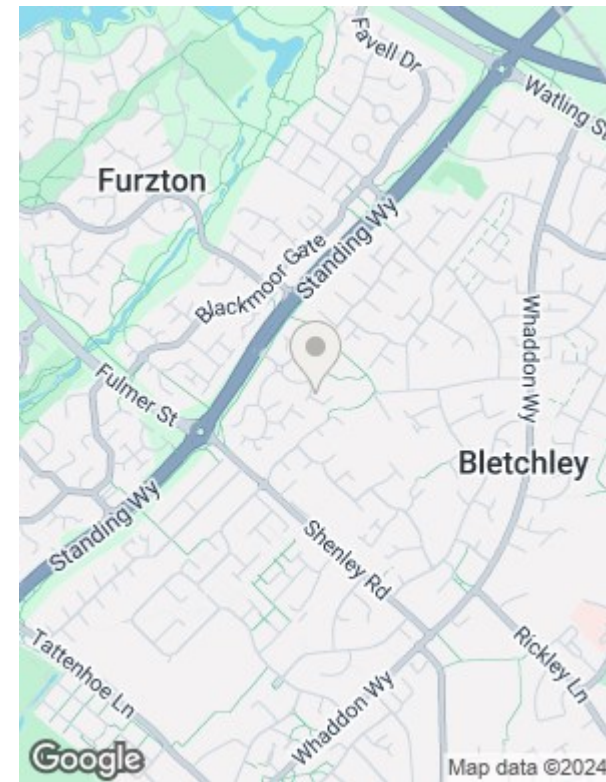
### First Floor

Approx. 60.6 sq. metres (651.8 sq. feet)



Total area: approx. 173.2 sq. metres (1864.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	89	91
(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	

