



Eaton Avenue, Milton Keynes, MK2 2HN



50 Eaton Avenue
Bletchley
Milton Keynes
MK2 2HN

Offers In Excess Of £375,000

A MUCH IMPROVED AND BEAUTIFULLY PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED property, situated on the desirable NON ESTATE LOCATION, in the heart of Bletchley Town centre. The location means it is only a short walk to a good variety of shops, restaurants, cafes and leisure centre as well as being ideal for commuters with the railway station providing mainline links to London Euston within 45 minutes. In addition it is in easy access to the A5 and M1 and a good school catchment.

The accommodation in brief comprises a reception hall, CLOAKROOM/UTILITY ROOM, lounge with walk-in bay window and log burner, STUNNING REFITTED KITCHEN/DINER with built in appliances and Corian worksurfaces, first floor landing, three good size bedrooms and GENEROUS SIZED REFITTED FOUR PIECE FAMILY BATHROOM. The benefits include UPVC double glazing, gas to radiator central heating, a large walk-in storage cupboard, WELL MAINTAINED REAR GARDEN MEASURING APPROX 120FT IN LENGTH and a front garden with block paving offering off road parking. The current owner carried out many improvements over the years and internal viewing comes with our highest recommendation to fully appreciate. EPC rating C.

- Non Estate Central Location
- Extended Three Bedroom Semi Detached
- Walking Distance To Train Station
- Cloakroom/Utility Room
- Lounge With Walk-In Bay & Log Burner
- Quality Refitted Kitchen/Diner With Built In Appliances
- Refitted Four Piece Bathroom
- Rear Garden Measuring Approx 120FT In Length
- Stunning Throughout
- Off Road Parking





Reception Hall

Entered via a hardwood door with obscure double glazed panel and obscure double glazed side panel. Doors to lounge, kitchen/diner and cloakroom/utility room. Stairs rising to first floor. Radiator. Picture rail. Laminate wood flooring. Low level under stairs storage cupboard. Door to large walk-in storage cupboard.

Downstairs Cloakroom/Utility Room

Obscure UPVC double glazed window to side aspect. A white two piece suite comprising of a wall mounted wash hand basin and low level WC. Wooden work surface. Plumbing for washing machine. Space for tumble dryer. Wall mounted Worcester boiler. Ceramic tiled flooring and underfloor heating.

Lounge

UPVC double glazed walk-in bay window to front aspect. Feature wood surround fireplace with cast-iron wood burner. Radiator. Picture rail.

Kitchen/Diner

UPVC double glazed double doors and UPVC double glazed window onto rear garden. A beautifully refitted kitchen comprising of a range of wall and base units with Corian work surfaces. Inset stainless steel sink with Corian drainer and mixer tap over. built-in Miele double oven. Siemens induction hob with stainless steel extracted over. Integrated fridge, freezer and dishwasher. Corian splashbacks. Underfloor heating. Inset spotlights to ceiling.

First Floor Landing

UPVC double glazed window to side elevation. Doors to three bedrooms in a bathroom. Door to airing cupboard. Loft access.

Principle Bedroom

UPVC double glazed walk-in bay window to front elevation. Radiator. Picture rail.

Bedroom Two

UPVC double glazed window to rear elevation. Radiator. Fitted range of wardrobes.

Bedroom Three

UPVC double glazed window to front elevation. Radiator.

Family Bathroom

Obscure UPVC double glazed window to rear elevation. Beautifully refitted four piece bathroom suite comprising of a glass shower cubicle with handheld shower tap, free standing double ended bath, wash hand basin with vanity unit under and a low-level WC. Two chrome heated towel rails. Spotlights to ceiling.

Exterior

Front- Mainly laid to lawn with a block paved driveway to side offering off-road parking. Small brick retaining wall and hedge to front.

Rear- In our opinion, a stunning gardening measuring approximately 120ft in length and offering a good degree of privacy. Comprises of a large patio area. Steps with brick retaining wall down to a lawn with well planted borders. Apple tree. Raise planters. Hardstanding and timber shed to remain. Further brick built and timber shed to remain. Block paving to side leading to a gated access to front. Outside tap. Outside power supply. Fully enclosed by timber fencing.

Note To 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.

Disclaimer

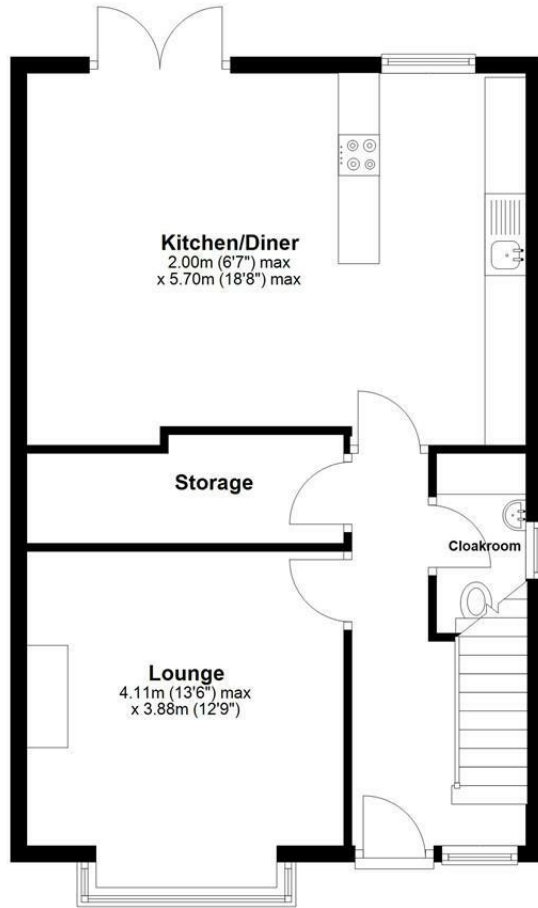
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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







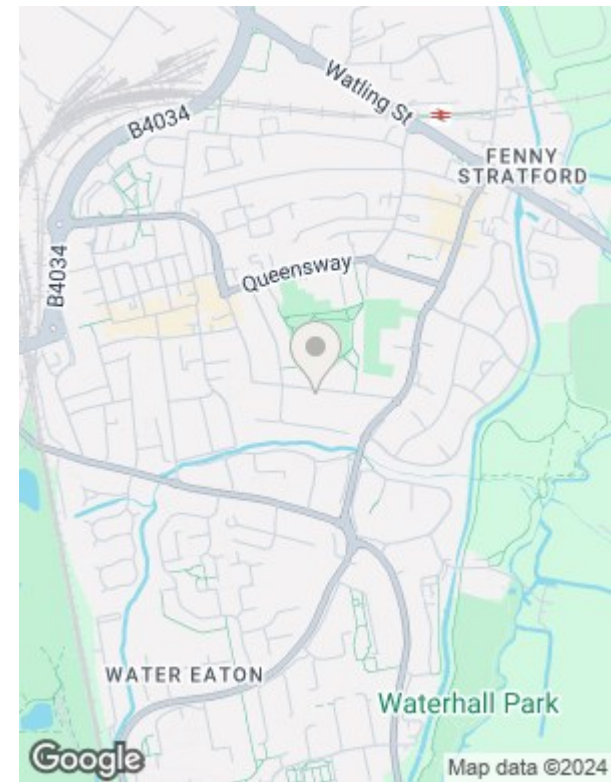
Ground Floor



First Floor



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 | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 84 |
| (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 | |

