



Travis Grove, Milton Keynes, MK3 6EJ



13 Travis Grove
Bletchley
Milton Keynes
MK3 6EJ

£650,000

A well maintained **FOUR DOUBLE BEDROOM DETACHED BUNGALOW**, located in an **EXCLUSIVE CUL-DE-SAC**, just off one of Bletchley's most premier roads Church Green Road and **RESTING ON A GENEROUS PLOT**. It is positioned 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 entrance porch, reception hall, lounge with feature fireplace, dining room, kitchen with built in oven & hob, inner hallway, **UTILITY ROOM**, cloakroom, **PRINCIPLE BEDROOM WITH ENSUITE**, **BEDROOM TWO WITH ENSUITE**, two further double bedrooms and a family bathroom. The benefits include double glazing, gas to radiator central heating, **GENEROUS SIZED REAR GARDEN OFFERING A GOOD DEGREE OF PRIVACY**, **ATTACHED DOUBLE GARAGE WITH ELECTRIC DOORS** and a driveway in front offering off road parking for up to six vehicles. This type of property rarely comes to market in such a desirable location especially with **NO UPPER CHAIN** so internal viewing is highly recommended. EPC rating C.

- Four Bedroom Detached Bungalow
- Exclusive & Prestigious Location
- Walking Distance To Train Station
- Utility Room
- Two Ensuite Bedrooms
- Cloakroom
- Double Garage & Driveway For Up To 6 Vehicles
- Generous Plot
- No Upper Chain
- EPC Rating C





Entrance Porch

Enter via a UPVC door with double glazed panels and UPVC double glazed side panels into the entrance porch. Ceramic tiled flooring. Composite door with obscure double glazed panels and obscure double glazed side panels into the reception hall.

Reception Hall

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

Lounge

UPVC double glazed sliding patio doors to rear garden. Wood surround feature fireplace with a marble effect hearth and an inset coal effect gas fire. Two radiators. T.V. point.

Dining Room

UPVC double glazed sliding patio doors to the rear garden. Radiator.

Kitchen

Dual aspect with sealed unit double glazed windows to rear and side aspect. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in double oven and gas hob with extractor hood over. Space for fridge/freezer. Plumbing for dishwasher. Glass display unit. Integrated wine rack. Radiator. Fully tiled floor and walls. Door to inner hallway. Spotlights to ceiling.

Inner Hallway

Doors to cloakroom and utility room. Courtesy door to garage. Radiator. Ceramic tiled flooring.

Utility Room

Composite door with double glazed panel and UPVC double glazed window to side aspect. Base units with worksurface over and inset sink/drain. Radiator. Plumbing for washing machine. Ceramic tiled flooring. Wall mounted extractor fan.

Cloakroom

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

Principle Bedroom

UPVC double glazed window to rear aspect. Range of fitted wardrobes. Radiator. Door to en-suite.

En-suite

Obscure UPVC double glazed to side aspect. Suite comprising fully tiled shower cubicle, pedestal mounted wash hand basin and low level w.c. Radiator. Shaver point. Fully tiled walls. Wall mounted extractor fan.

Bedroom Two

UPVC double glazed window to front aspect. Fitted wardrobes with storage units over. Two side tables. Radiator. Door to en-suite.

En-suite

Obscure UPVC double glazed window to front aspect. Suite comprising fully tiled shower cubicle, pedestal mounted wash hand basin and low level w.c. Shaver point. Radiator. Fully tiled walls. Wall mounted extractor fan.

Bedroom Three

UPVC double glazed window to rear aspect. Radiator.

Bedroom Four

UPVC double glazed window to front aspect. Radiator. T.V. point.

Family Bathroom

Obscure UPVC double glazed window to front aspect. Suite comprising wood panel bath with shower over, pedestal mounted wash hand basin and low level w.c. Chrome heated towel rail. Airing cupboard. Radiator. Ceramic tiled flooring. Wall mounted extractor fan. Fully tiled walls.

Exterior

Front

Mainly block paved in front of double garage and offering off-road parking for up to six vehicles. Small planted area. Further area laid to stone. Well stocked planted area to side.

Rear Garden

Well maintained and generous size offering a good degree of privacy. Paved patio area. Remainder laid to lawn with planted borders. Gated side access. Outside tap.

Double Garage

Attached double garage with two electric up and over doors. Power and light. Eaves storage. Work bench. Wall mounted boiler.

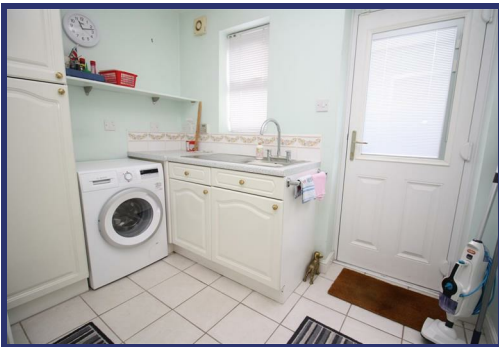
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Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer..

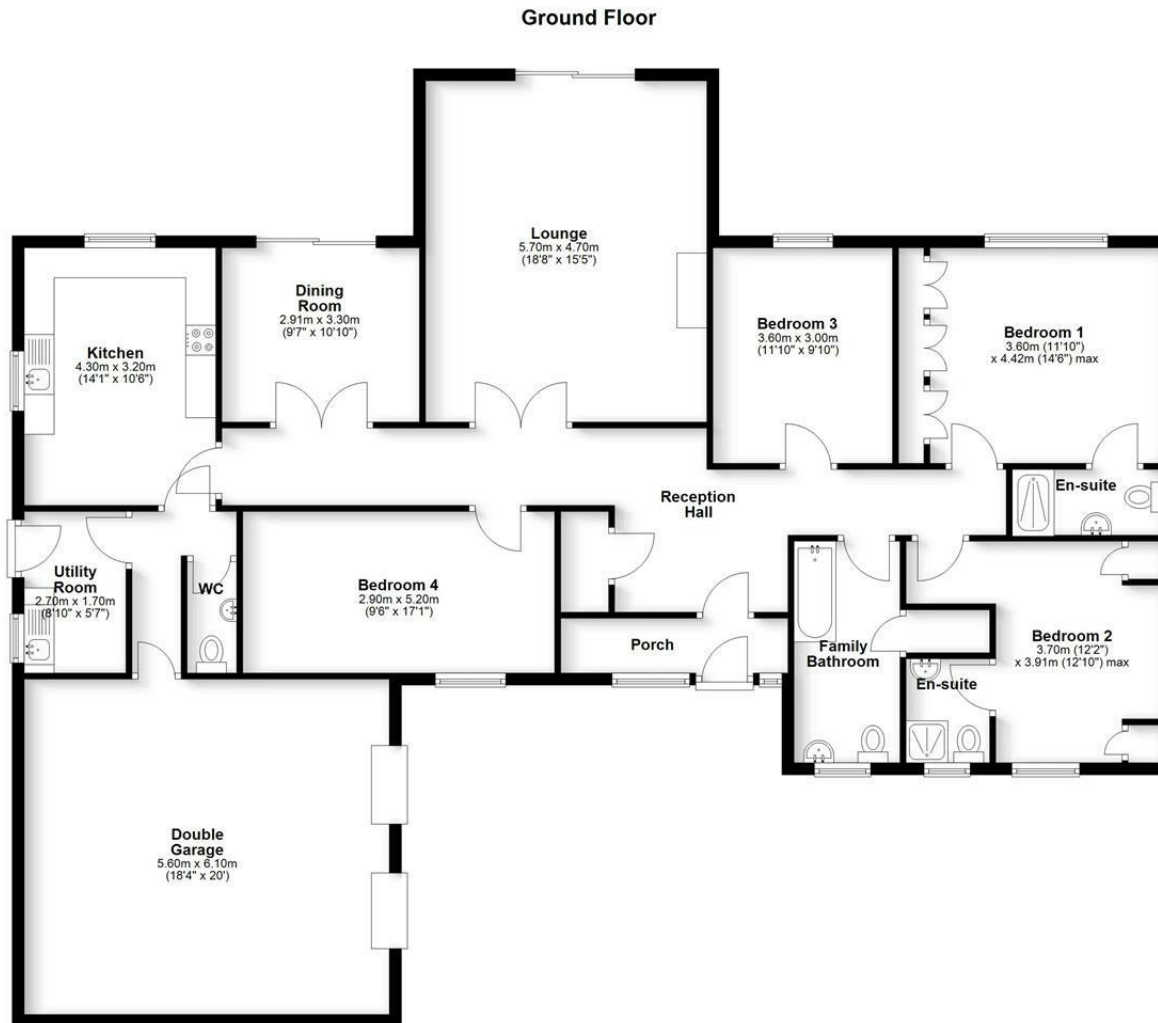
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Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating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





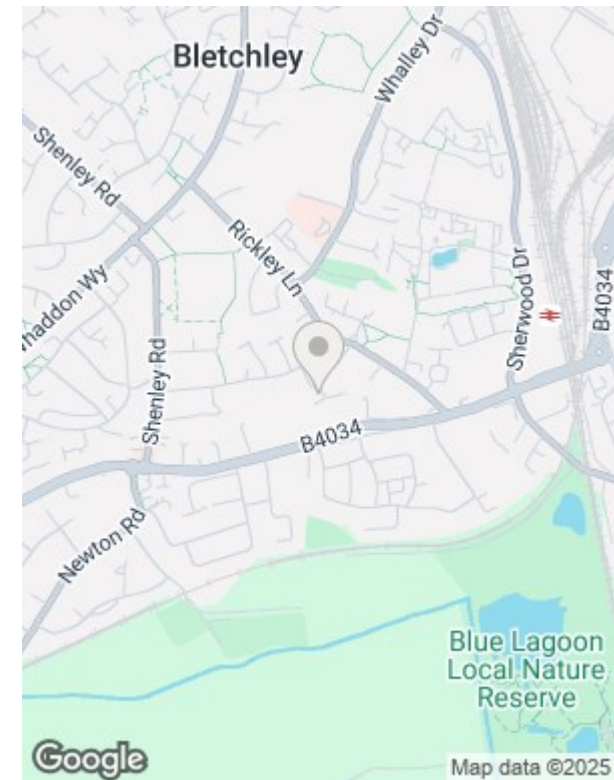




Total area: approx. 158.2 sq. metres (1703.2 sq. feet)

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

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📞 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			
(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	

