



Buckingham Road, Milton Keynes, MK3 5HJ



**39 Buckingham Road
Bletchley
Milton Keynes
Buckinghamshire
MK3 5HJ**

Guide Price £425,000

A RARELY AVAILABLE, SPACIOUS AND STUNNING 1930'S BAY FRONTED THREE BEDROOM SEMI DETACHED property, positioned on the prestigious Buckingham Road. It is located within a short walk to Bletchley train station providing mainline links to London Euston within 45 minutes, as well as easy access to the A5 and M1. In addition the town centre is also a short distance with all the amenities it has to offer including shops, leisure and schools.

The accommodation in brief comprises of an entrance porch, entrance hall, BAY FRONTED LOUNGE WITH FEATURE OPEN FIREPLACE, DINING ROOM OPENING ON TO THE BEAUTIFUL REAR GARDEN, kitchen with granite work surfaces, GARDEN ROOM, UTILITY ROOM, DOWNSTAIRS CLOAKROOM, first floor landing, THREE GOOD SIZE BEDROOMS and family bathroom. The benefits include double glazing, gas to radiator central heating, HIGH CEILINGS, extremely well maintained gardens WITH THE REAR FACING SOUTH AND MEASURING 110FT X 90FT MAX., GARAGE AND DRIVEWAY IN FRONT FOR 2 VEHICLES. The current owners have made many high standard improvements over the years whilst being sympathetic to the character and age of the property. Internal viewing is highly recommended at your earliest convenience as demand is expected to be high. EPC rating C.

- Prestigious Location
- Rarely Available 1930's Semi Detached
- Bay Fronted Lounge With Open Fire
- Dining Room
- Downstairs Cloakroom & Utility Room
- Three Good Size Bedrooms
- Beautifully Maintained South Facing Rear Garden
- Garage & Driveway
- Viewing Given Our Highest Recommendation
- EPC Rating C





Entrance Porch

Entered via composite door with light leaded double glazed panel. UPVC double glazed window to front and side aspects. Ceramic tiled flooring. Wood panel ceiling. Wooden door with glazed panel into reception hall.

Reception Hall

UPVC double glazed window to side aspect. Dog-leg staircase rising to first floor. Door to pantry cupboard. Doors to lounge, dining room and kitchen/breakfast room. Dado and picture rails. Radiator. ISDN line. Speaker sockets.

Lounge

UPVC double glazed bay window to front aspect. Feature wood surround fireplace with marble effect hearth and mantle. Inset open fire. TV point. Speaker sockets. Picture rail.

Dining Room

Dual aspect with UPVC double glazed window to front aspect. UPVC patio doors with double glazed panels and UPVC double glazed side panels onto rear garden. Wood surround fireplace with coal effect gas fire. Picture and dado rails. Radiator. Exposed wooden floorboards. Archway to kitchen/breakfast room.

Kitchen

Single glazed window and wooden door with glazed panels onto garden room. Fitted kitchen comprising a range of wooden wall and base units with granite work surfaces and splashback giving storage. Butler sink with granite drainer and mixer tap over. Space for cooker and fridge/freezer. Plumbing for dishwasher. Dado rail. Radiator. Tiled to splash back areas. Wall mounted extractor fan.

Garden Room

Of brick base. Composite door with double glazed panels and UPVC double glazed window onto rear garden. Radiator. Doors to cloakroom and utility room. Tiled flooring.

Utility Room

UPVC double glazed window to rear and side aspects. Butler sink with mixer taps over. Plumbing for washing machine. Wall mounted boiler. Tiled flooring.

Downstairs Cloakroom

Patterned UPVC double glazed window to rear aspect. White two piece suite comprising of a wall mounted wash hand basin with tiles to splashback areas and a low-level WC. Tiled flooring.

First Floor Landing

Doors to three bedrooms and a bathroom. High and low-level doors to airing cupboard housing water cylinder. Dado and picture rails. Loft access.

Principle Bedroom

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

Bedroom Two

Dual aspect with UPVC double glazed window to front elevation and a UPVC double glazed sash window to rear elevation. Radiator. Picture rail.

Bedroom Three

UPVC double glazed sash window to rear elevation. Radiator. Picture rail.

Family Bathroom

Patterned UPVC double glazed window to front and side elevation. White three-piece suite comprising of a panelled bath with shower over, pedestal mounted wash hand basin and a low-level WC. Traditional style column radiator with heated towel rail. Shaver point. Tiled to splashback areas. Ceramic tiled flooring.

Exterior

Front Garden- Well maintained. Mainly laid with slate chips and circular paving. Various plants. Pathway leading to front and side. Outside tap. Hedge to side. Enclosed by brick retaining wall and wrought iron gate.

Rear-Beautifully maintained south facing garden measuring approximately 110FT x 90FT max. Comprises of a large paved patio with a step down to lawn. Planted borders. various vegetable patches. Two apple trees. Pathway leading to foot of garden. Brick based greenhouse with power and light to remain. 13ft x 9.5ft timber shed that has been partitioned with two entrances and has power and light as well as a pitched roof. Outside tap. Gated rear access leading to garage and driveway situated on Cottingham Grove. Further paved area at the foot of the garden. Wrought iron gate at the side leading to front access. Fully enclosed by timber fencing.

Garage & Driveway

Situated on Cottingham Grove and can be accessed from the rear. Electric up and over door. Power and light. Driveway in front offering off-road parking for two vehicles.

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.

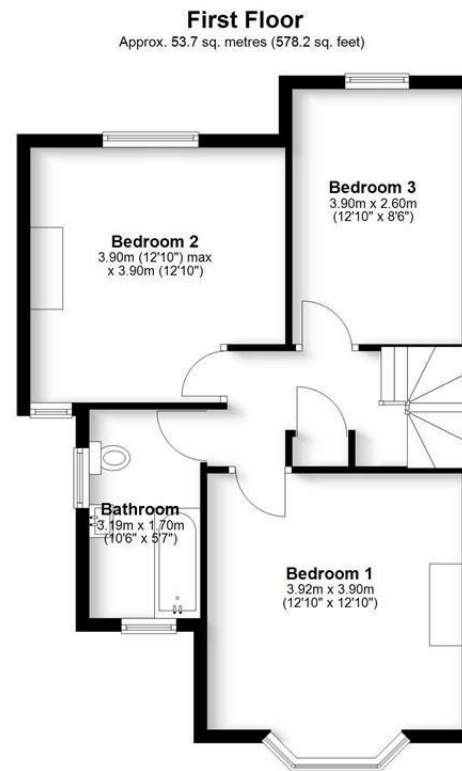
Disclaimer

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.

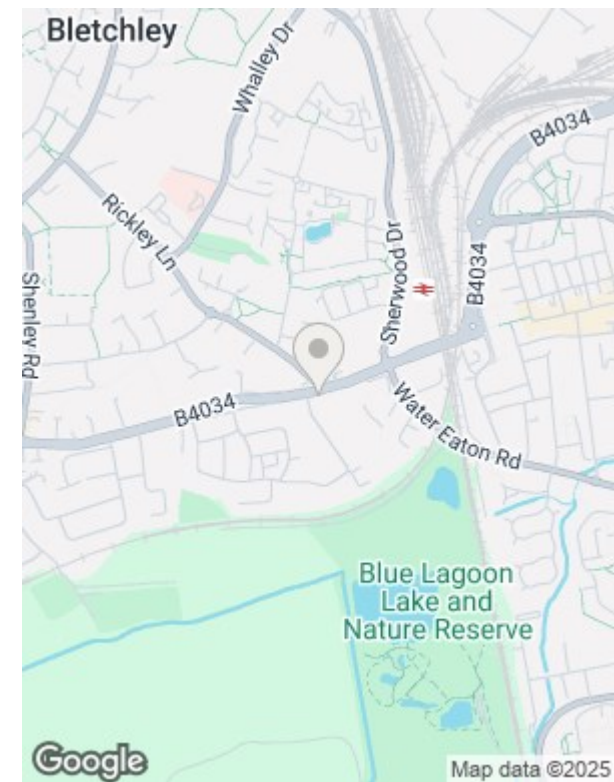








Total area: approx. 118.8 sq. metres (1278.8 sq. feet)



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		87
(81-91) B		
(69-80) C	69	
(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	

