



Windmill Hill Drive, Milton Keynes, MK3 7RJ



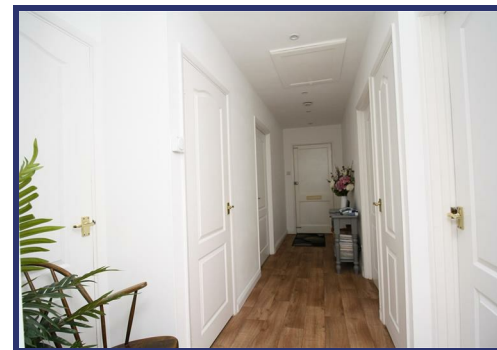
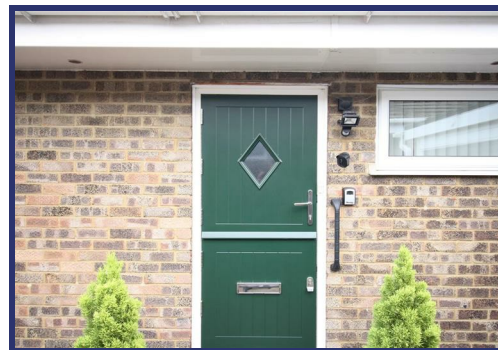
99 Windmill Hill Drive
Bletchley
Milton Keynes
Buckinghamshire
MK3 7RJ

£490,000

CARTERS are delighted to offer to the market this IMMACULATELY presented THREE DOUBLE BEDROOM detached bungalow. This property benefits from being within walking distance to Windmill Hill golf course and is also within close proximity to various amenities such as shops. 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 of an entrance hall, PRINCIPLE BEDROOM with TWO FURTHER DOUBLE BEDROOMS, A REFITTED SHOWER ROOM, Kitchen and Lounge with patio doors leading to a BEAUTIFULLY LANDSCAPED BACK GARDEN. The benefits include UPVC double glazing, gas to radiator central heating, GARAGE with a driveway in front for two cars. Internal viewing is recommended. EPC rating D.

- Prestigious Location
- Windmill Hill Drive
- Three Bedroom Detached Bungalow
- Garage with Driveway for Two Further Cars
- Shower Room
- Immaculately Presented
- Landscaped Garden
- Viewing Given Our Highest Recommendation
- Close to Local Amenities
- EPC D





Porch

Enter via UPVC double glazed door with obscure window panel above. Door leading into entrance hall.

Entrance Hall

Doors leading into all rooms. Storage cupboards. Loft access. Radiator. Inset spotlights.

Lounge Diner

UPVC double glazed patio doors leading to garden. UPVC double glazed window to side aspect. Door leading to kitchen. Door leading to bedroom three. Two radiators.

Kitchen

UPVC double glazed window to side aspect. obscure UPVC double glazed panel door leading to garden. Range of kitchen units with work surface over with base units providing plenty of storage under. Induction hob with stainless steel hood over. bowl sink with mixer tap. Integrated fridge/freezer, integrated oven, integrated dishwasher. Space for washing machine. Ceramic tiled flooring. inset spotlight.

Bedroom One

UPVC double glazed window to front aspect. Built in wardrobe with sliding doors. Radiator. Inset spotlights.

Bedroom Two

UPVC double glazed window to front aspect. Built in wardrobe with sliding door. Radiator. Inset spotlight.

Bedroom Three

UPVC double glazed window to rear aspect. Radiator. Inset spotlights.

Shower Room

Obscure UPVC double glazed window to side aspect. Three-piece suite comprising of low-level WC, hand wash basin and fully tiled shower cubicle. Chrome heated towel rail. Insect spotlight. Extractor fan.

Exterior

Front Garden-
Laid to lawn.

Rear Garden-

Fully enclosed by timber fence. Two tier garden comprising of patio area. Remainder a mix of lawn and patio. An array of planted borders with a mix of flowers and shrubbery. Timber built summer house. Gate giving access to front. UPVC double glazed door leading to garage.

Garage & Driveway

UPVC double glazed window to rear aspect. Electric up and over door. Power & light. Driveway in front offering off-road parking for two vehicles.

Note 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 under take 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

Material Information Summary

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: Bungalow

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

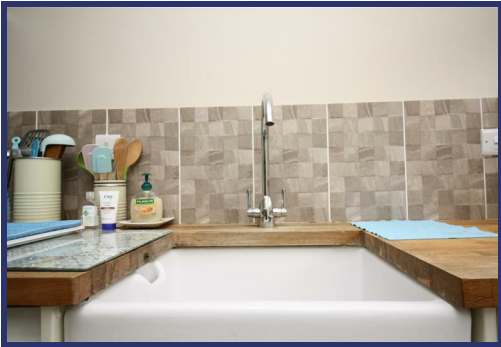
Non-coal mining area: No

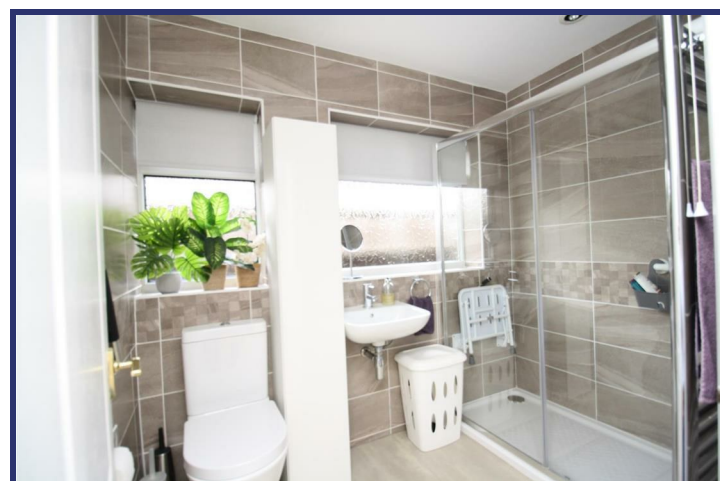
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

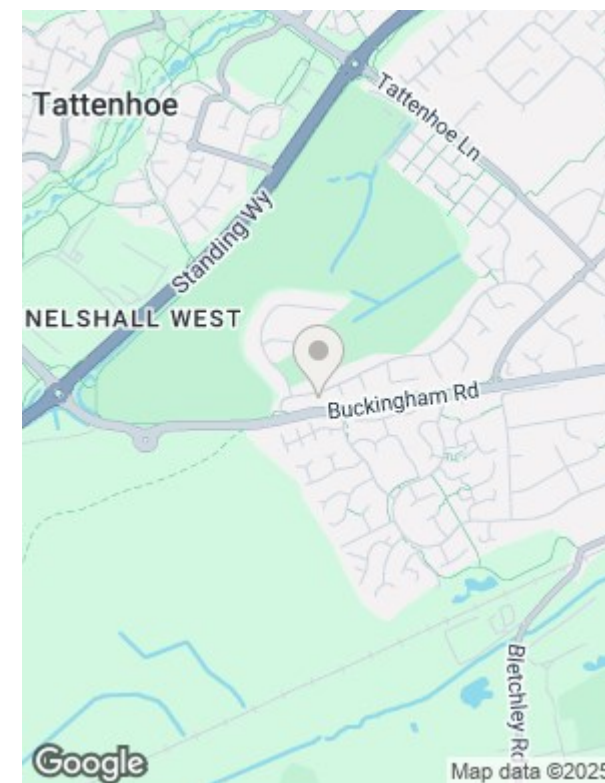
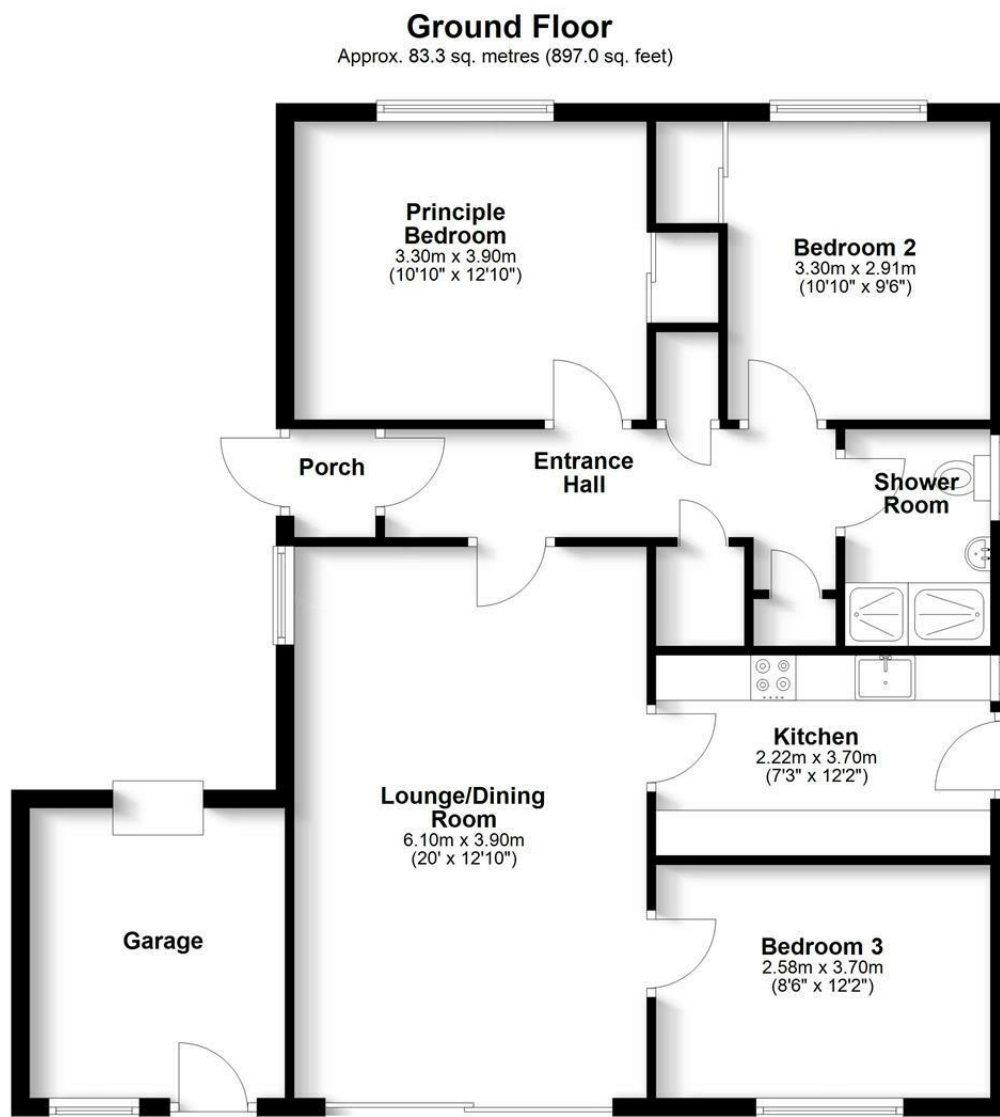
Disclaimer

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.









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		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

