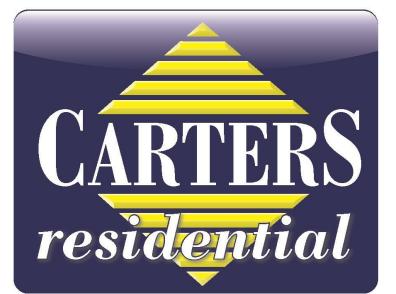




Passmore, Milton Keynes, MK6 3DZ



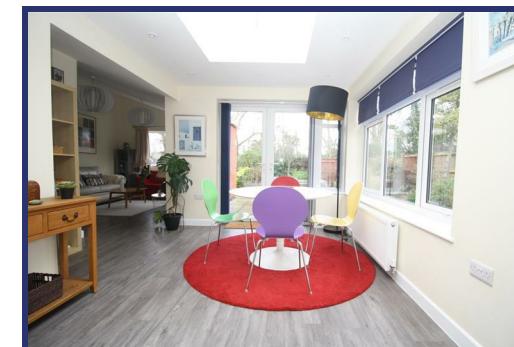
**22 Passmore**  
**Milton Keynes**  
**MK6 3DZ**

**Offers In Excess Of £500,000**

AN EXTENDED AND BEAUTIFULLY MAINTAINED FOUR/FIVE DOUBLE BEDROOM DETACHED FAMILY HOME OFFERING FLEXIBLE AND VERSATILE ACCOMMODATION SET OVER TWO FLOORS and set within a Cul-De-Sac in the desirable residential area of Passmore. BACKING ON TO THE GRAND UNION CANAL makes it ideal for pleasant countryside walks as well as being in close proximity to the Milton Keynes Hospital and Central Milton Keynes Train Station with a direct link to London Euston

The accommodation in brief comprises a reception hall, downstairs cloakroom, REFITTED KITCHEN/DINING ROOM WITH HIGH VAULTED CEILING, UTILITY ROOM, dual aspect sitting room facing out onto the garden, GROUNDFLOOR PRINCIPLE BEDROOM WITH WET ROOM, STUDY/BEDROOM FIVE WITH VAULTED CEILING, first floor landing, BEDROOM TWO WITH REFITTED ENSUITE, three further bedrooms and a JACK & GILL SHOWER ROOM. The benefits include UPVC double glazing, gas to radiator central heating, high vaulted ceiling where specified, WELL MAINTAINED GARDENS AND A DOUBLE GARAGE with driveway offering off road parking for up to four vehicles. The property is offered with NO UPPER CHAIN and internal viewing comes with our highest recommendation. EPC rating C.

- Extended Four Bedroom Detached
- Close To Grand Union Canal
- Flexible & Versatile Accommodation
- Downstairs Cloakroom
- Refitted Kitchen/Diner With Utility Room
- Study/Bedroom Five With Vaulted Ceiling
- Ground Floor Principle Bedroom With Wet Room
- Bedroom Two With Refitted Ensuite
- Double Garage & Driveway
- No Upper Chain





#### Reception Hall

Entered via a composite door with obscure double glazed panel and obscure UPVC double glazed side panel. Stairs rising to first floor. Doors to cloakroom and study/bedroom five. Glazed door to kitchen/diner. Low-level under stairs storage cupboard. Two wall mounted cupboards. Spotlights to ceiling.

#### Downstairs Cloakroom

Patterned UPVC double glazed window to front aspect. White two-piece suite comprising of a wall mounted wash hand basin with vanity unit under and a low-level w.c. Tiled to splash back areas. Radiator. Wall mounted extractor fan.

#### Kitchen/Diner

Kitchen Area- UPVC double glazed window to rear aspect. Re-fitted kitchen comprising a range of wall and base units with roll top work surfaces giving storage. One and a half bowl stainless steel sink with drainer and mixer tap over. Two Neff ovens and induction hob with extractor hood over. Integrated dishwasher and fridge. Splash-backs. Integrated shelving. Floor lights. Downlights. Radiator. Luxury vinyl tiled flooring. Sliding door to utility room. High vaulted ceiling.

Dining Area- UPVC double glazed double doors onto rear garden. UPVC double glazed window to side aspect. Lantern style glazed roof window. Walk-through to sitting room. Radiator. Luxury vinyl tiled flooring. Spotlights to ceiling.

#### Utility Room

UPVC door with double glazed panel onto rear garden. A refitted range of wall and base units with roll-top work surfaces giving storage. Stainless steel sink with drainer and mixer tap over. Integrated freezer. Plumbing for washing machine. Splash-backs. Wall mounted boiler. Courtesy door to Garage. Luxury vinyl tiled flooring. High vaulted ceiling.

#### Sitting Room

Dual aspect with UPVC double glazed double doors to side aspect and a UPVC double glazed window to rear aspect. Two radiators. Luxury vinyl tiled flooring. High vaulted ceiling.

#### Principle Bedroom

Tall UPVC double glazed window to front aspect. Built-in cupboard housing wall mounted boiler. Radiator. Integrated strip light to ceiling. Luxury vinyl tiled flooring. Door to wet room.

#### Wet Room

Obscure UPVC double glazed window to side aspect. White three-piece suite comprising of a shower with handrail, wall mounted wash hand basin and a low-level w.c. Chrome heated towel rail. Wall mounted cupboard. Fully tiled walls. Ceiling mounted extractor fan and spotlights.

#### Study/Bedroom Five

UPVC door with double glazed panel and UPVC double glazed side panel to front aspect. Radiator. Built-in storage cupboard. Luxury vinyl tiled flooring.

#### First Floor Landing

Two UPVC double glazed windows to rear aspect. Doors to three bedrooms and a Jack and Gill shower room. Three sets of double doors to storage cupboards. Radiator. Loft access.

#### Bedroom Two

Two UPVC double glazed windows to rear elevation. Tall panelled radiator. Door to ensuite.

#### Ensuite

Obscure UPVC double glazed window to front elevation. Re-fitted white three-piece suite comprising of a fully tiled shower cubicle, wash hand basin with vanity unit under and a low-level w.c. Heated towel rail. Fully tiled walls and flooring. Ceiling mounted spotlights.

#### Bedroom Three

UPVC double glazed window to rear elevation with views over the Grand Union Canal. Radiator. Sliding door to Jack and Gill shower room.

#### Bedroom Four

UPVC double glazed window to rear elevation with views over the Grand Union Canal. Radiator.

#### Jack & Gill Shower Room

Obscure UPVC double glazed window to side elevation. White three-piece suite comprising of a fully tiled shower cubicle, wash hand basin with vanity unit under and a low-level w.c. Chrome heated towel rail. Fully tiled walls. Ceiling mounted spotlights.

#### Exterior

Front Garden-Mainly laid to shingle. Pathway leading to front door with planted borders. Steps up to front door. Driveway in front of double garage offering off-road parking for up to three vehicles.

Rear Garden-Well maintained garden backing onto the Grand Union Canal. Comprises of two paved patio areas. Remainder is mainly to lawn with well stock planted borders. Outside tap. Timber shed to remain. Pathway to side leading to a gated access to front. Fully enclosed by timber fencing.

#### Double Garage

Integral double garage with electric up and over door. Power and light. Workbench.

#### Property Information

Tenure: Freehold.  
Local Authority: Milton Keynes Council.  
Council Tax Band: Band E

#### Note To Purchasers

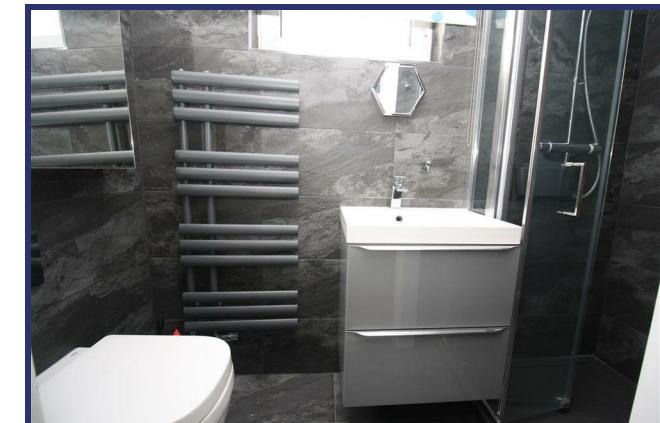
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

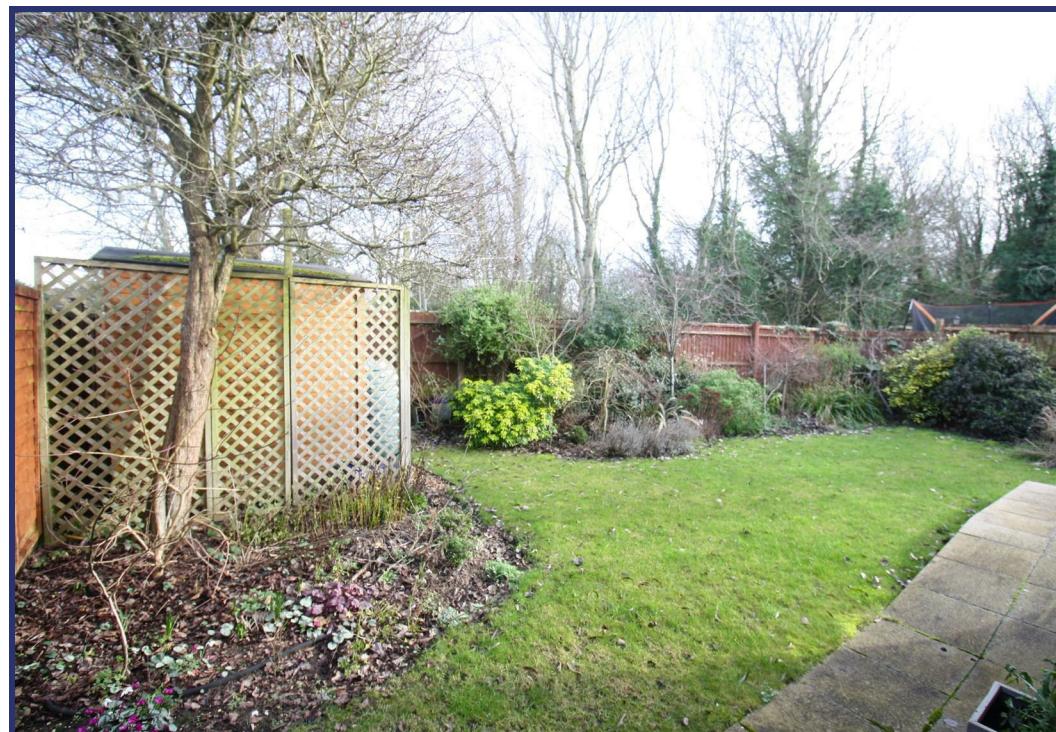
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

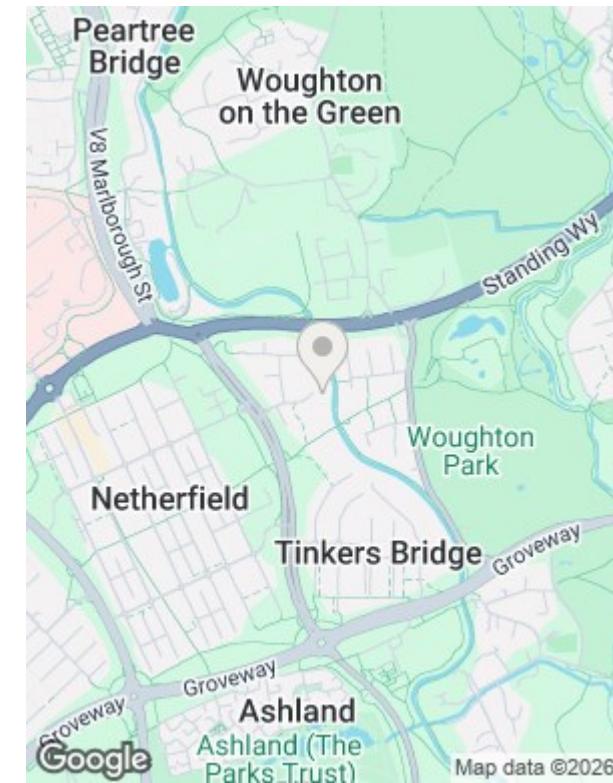
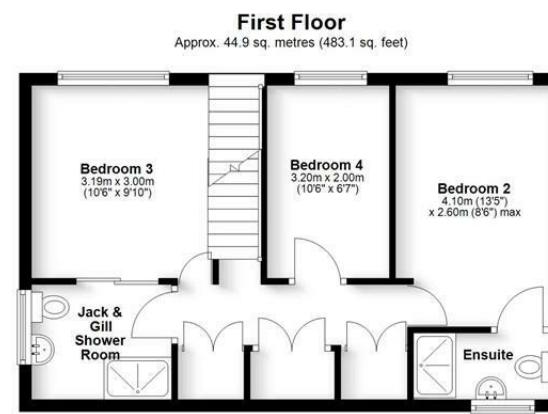
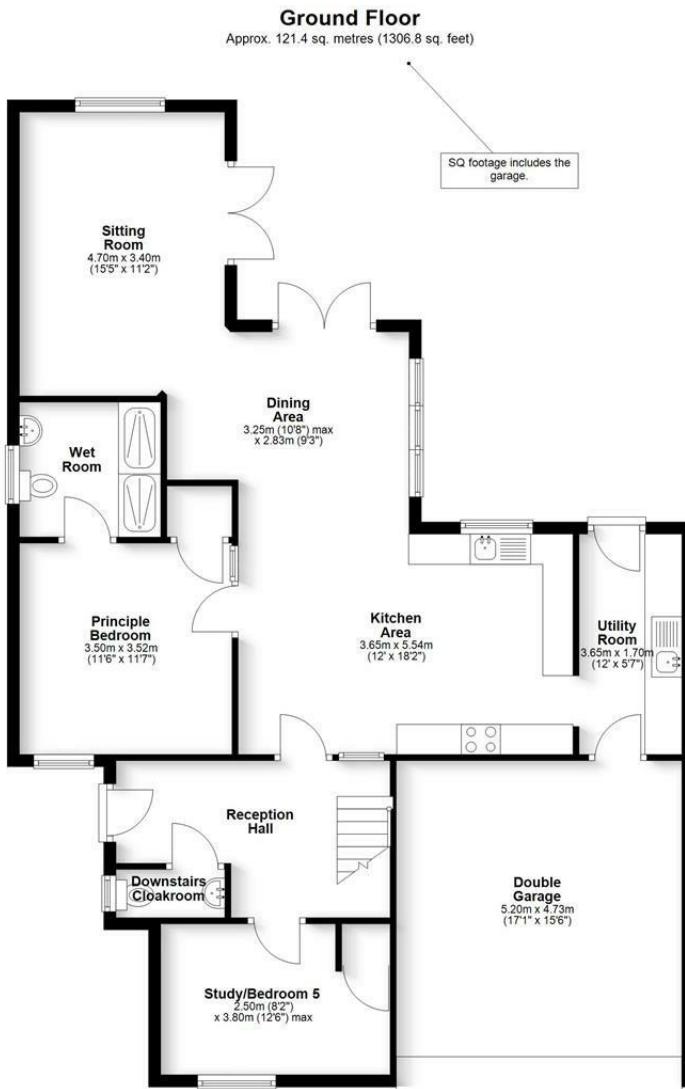
#### Disclaimer

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. 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		85
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

