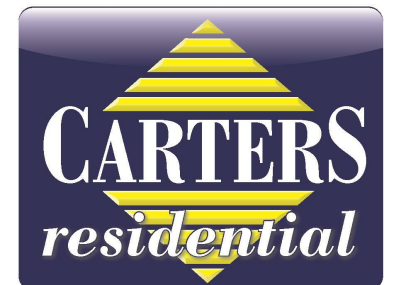




Leon Avenue, Milton Keynes, MK2 2HL



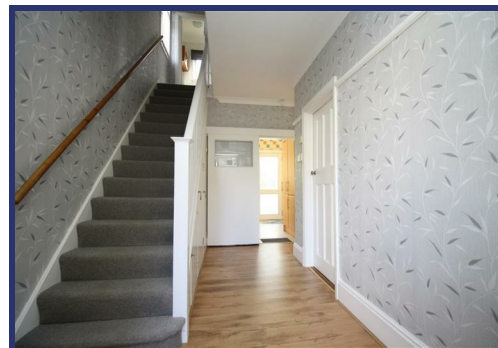
25 Leon Avenue
Bletchley
Milton Keynes
MK2 2HL

£395,000

A SPACIOUS AND WELL PROPORTIONED BOX BAY FRONTED THREE DOUBLE BEDROOM DETACHED property, RESTING ON A GENEROUS PLOT on a 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, box bay fronted lounge, dining room with modern glass front electric fire, CONSERVATORY, kitchen, first floor landing, three bedrooms with built in or fitted wardrobes, REFITTED SHOWER ROOM AND W.C. The benefits includes double glazing, gas to radiator central heating, HIGH CEILINGS, front and A GENEROUS SIZED REAR GARDEN OFFERING A GOOD DEGREE OF PRIVACY, garage and driveway in front offering off road parking. The property is offered with NO UPPER CHAIN and internal viewing is recommended. EPC rating D.

- Non Estate Location
- In The Heart Of Central Bletchley With All Of Its Amenities
- Walking Distance To Train Station
- Bay Fronted Three Bedroom Detached House
- Conservatory
- Refitted Shower Room & W.C.
- Generous Size Rear Garden
- Attached Garage & Driveway
- No Upper Chain
- EPC Rating D





Reception Hall

Entrance via UPVC door with patterned double glazed panels and patterned UPVC double glazed side panels into entrance hall. Stairs rising to first floor. Doors to lounge, dining room and kitchen. Radiator. Two doors to built-in under stairs storage cupboard with plumbing for washing machine. Low-level door to further under the stairs storage cupboard. Dado rail. Laminate wood flooring. High ceiling.

Lounge

UPVC double glazed walk-in box bay window to front aspect. Radiator. Laminate wood flooring. Tv point. High ceiling.

Dining Room

Sliding double glazed patio doors onto conservatory. Wall mounted modern glass fronted electric fire. Radiator. Built-in wooden storage unit. Telephone and TV points. Laminate wood flooring. High ceiling.

Conservatory

Of brick base and UPVC double glazed construction. UPVC double glazed double doors onto rear garden. Radiator. Ceramic tiled flooring.

Kitchen

UPVC double glazed window to rear aspect. UPVC door with patterned double glazed panels on rear garden. Fitted kitchen comprising a range of wall and base units with roll top work surfaces giving storage. Stainless steel sink with drainer and mixer tap over. Space for cooker with extractor hood over. Integrated slimline dishwasher. Complementary tiling to splashback areas. Heated towel rail. High ceiling.

First Floor Landing

UPVC double glazed window to side elevation. Doors to three bedrooms, shower room and separate cloakroom. High and low level doors to airing cupboard. Loft access. High ceiling.

Principle Bedroom

UPVC double glazed walk-in box bay window to front elevation. Built-in mirror fronted wardrobes and shelving. Radiator. Laminate wood flooring. High ceiling.

Bedroom Two

Dual aspect with UPVC double glazed windows to rear and side elevation. Fitted range of wardrobes and storage cupboards. Radiator. High ceiling.

Bedroom Three

UPVC double glazed window to front elevation. Fitted wardrobes and storage units. Radiator. Open reach point. Laminate wood flooring. High ceiling.

Family Shower Room

Patterned UPVC double glazed window to rear elevation. Re-fitted white two piece suite comprising of a glass shower cubicle and wash hand basin with vanity unit under. Chrome heated towel rail. Fully tiled walls. Laminate wood flooring. High ceiling.

W.C.

Patterned UPVC double glazed window to rear elevation. Refitted white two piece suite comprising of a wash hand basin with vanity unit under and a low-level WC. Radiator. Fully tiled walls. Laminate wood flooring. High ceiling.

Exterior

Front- Generous well stocked planted area. Blocked paved pathway with steps up and storm covered porch to front door. Blocked paved driveway to side in front of garage offering off road parking. Enclosed by small brick retaining wall to front and side with double wrought iron gates.

Rear- Generous sized garden offering a good degree of privacy to the rear. Comprises of a crazy paved patio area. Steps up to a further paved patio. Remainder is mainly laid to lawn with plenty of well stocked planted borders. Various trees including apple and pear. Pathway leading to the foot of garden and rear gated access. Two greenhouses to remain. Metal storage shed to remain. Brick built storage shed. Outside W.C. Courtesy door to garage. Gated side access leading to front. Fully enclosed by timber fencing.

Garage- Attached single garage with up and over door. Power and light. Wall mounted Worcester boiler. Water supply. Eaves storage.

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.

Material Information Summary

Verified Material Information

Council Tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: Survey Instructed

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 - Great, Three - Great, EE - Good

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: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

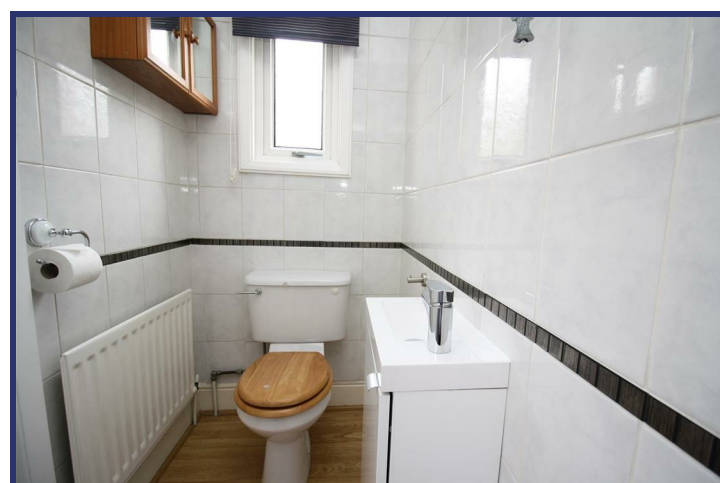
Non-coal mining area: No

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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







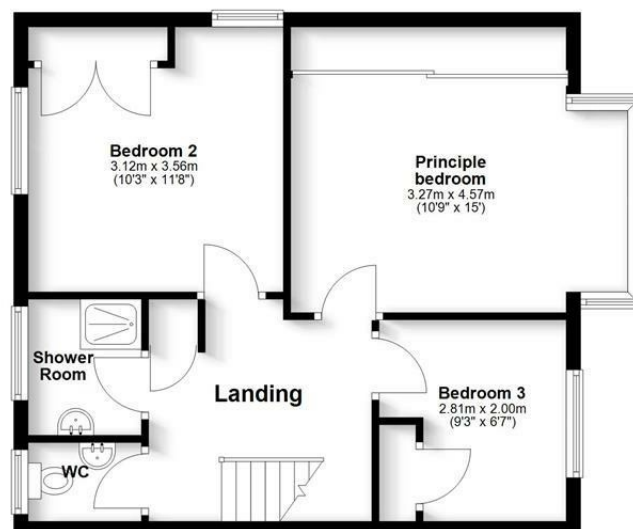
Ground Floor

Approx. 60.6 sq. metres (651.9 sq. feet)

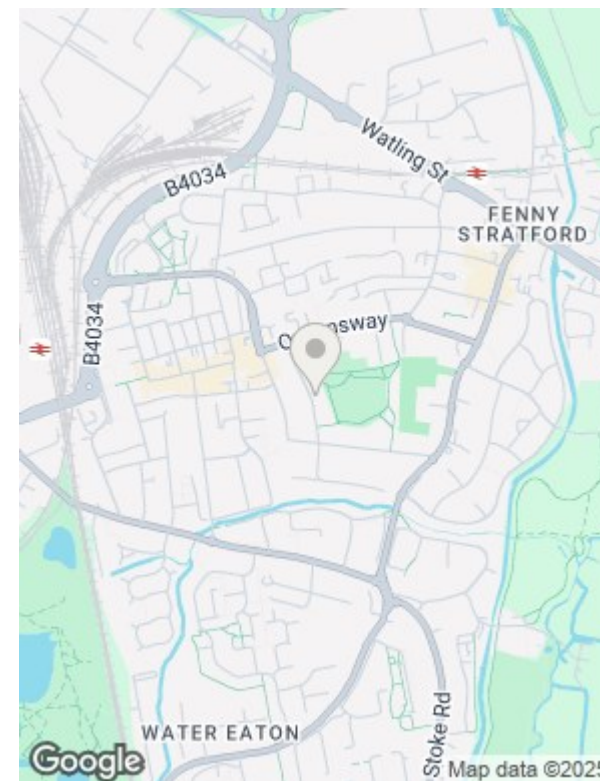


First Floor

Approx. 51.6 sq. metres (555.4 sq. feet)



Total area: approx. 112.2 sq. metres (1207.4 sq. feet)



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		
(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	

