



# BEASLEY & PARTNERS

Passalewe Lane, Wavendon Gate, MK7 7RF

Price: £815,000 Freehold







This spacious six-bedroom detached house offers approximately 2,000 square feet of living space, thoughtfully arranged across three floors. Situated in a highly sought after residential area, the property includes a double garage and enjoys a prime location with views of the cricket green at the front. Originally a four-bedroom home, the current owners have converted the loft, adding two additional double bedrooms and a shower room, enhancing both the space and functionality of the property.

Upon entering the home, the welcoming entrance hall features a staircase leading to the first floor. From here, you can access the downstairs cloakroom and the kitchen. Double doors open into the dining room, which also connects directly to the kitchen. An archway leads to a cosy study area, which flows seamlessly into the spacious living room through another set of double doors.

The dining room and study area both feature charming bay windows that overlook the front of the property. The living room features a fireplace with a gas flame effect fire. Double doors from the living room open out to the rear garden's patio area.

The kitchen is well appointed with a variety of cabinets, drawers, and a display cabinet, offering ample storage and space for appliances. Natural light floods the space through a rear window and two additional side windows. A door from the kitchen leads to the utility room, which also provides convenient access to the rear garden.

From the first-floor landing, a staircase ascends to the second floor, and doors leading to the family bathroom and four generously sized double bedrooms. The primary bedroom features built in wardrobes and an en-suite shower room for added convenience. Another of the bedrooms also benefits from built in wardrobes, offering ample storage space.

On the top floor, you will find a shower room and two double bedrooms, each boasting vaulted ceilings and velux style windows that flood the rooms with natural light.



At the front of the property, a driveway provides parking and access to the double garage, while lawn areas are complemented by shrubs and plants. A pathway leads to the gated side access, which connects to the rear of the property. The rear garden is predominantly laid to lawn, featuring plant and shrub borders and beds, and includes a paved patio area.

Wavendon Gate, located in the south eastern part of Milton Keynes, offers a prime residential setting with highly regarded local schools in close proximity. The area boasts convenient amenities, including local shops and a family friendly pub/restaurant. Residents can enjoy nearby open green spaces and the picturesque village of Wavendon, as well as the surrounding countryside.

For a broader range of shopping and dining options, the Kingston Retail Park is just a short distance away, featuring a large supermarket and various shops and eateries. Central Milton Keynes, easily accessible by a brief drive, provides a wealth of entertainment options, including a major shopping centre, theatre, cinemas, and diverse leisure facilities.

Commuters benefit from excellent transport links, with Milton Keynes Central Station offering a fast service to London Euston in under 45 minutes. Additionally, the area has convenient road access to the A5, M1, and A421 Bedford Bypass.



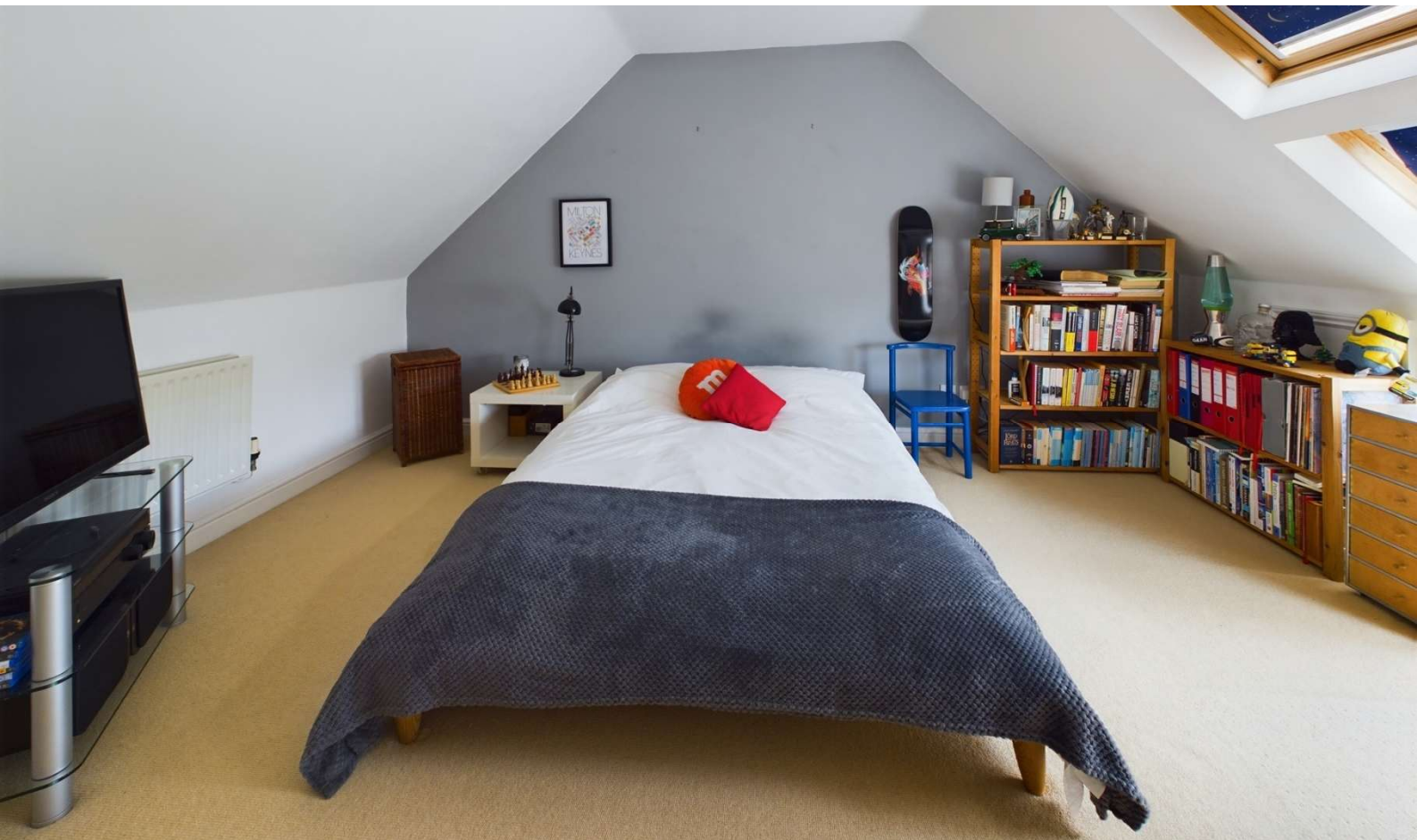


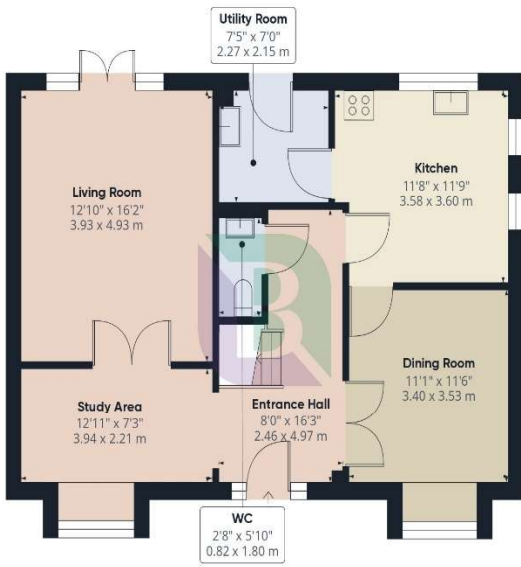




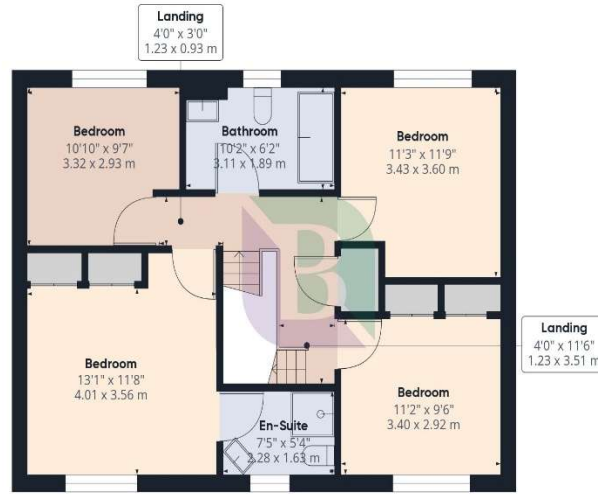








Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
1937.61 ft<sup>2</sup>  
180.01 m<sup>2</sup>

**Reduced headroom**  
102.26 ft<sup>2</sup>  
9.5 m<sup>2</sup>

(1) Excluding balconies and terraces

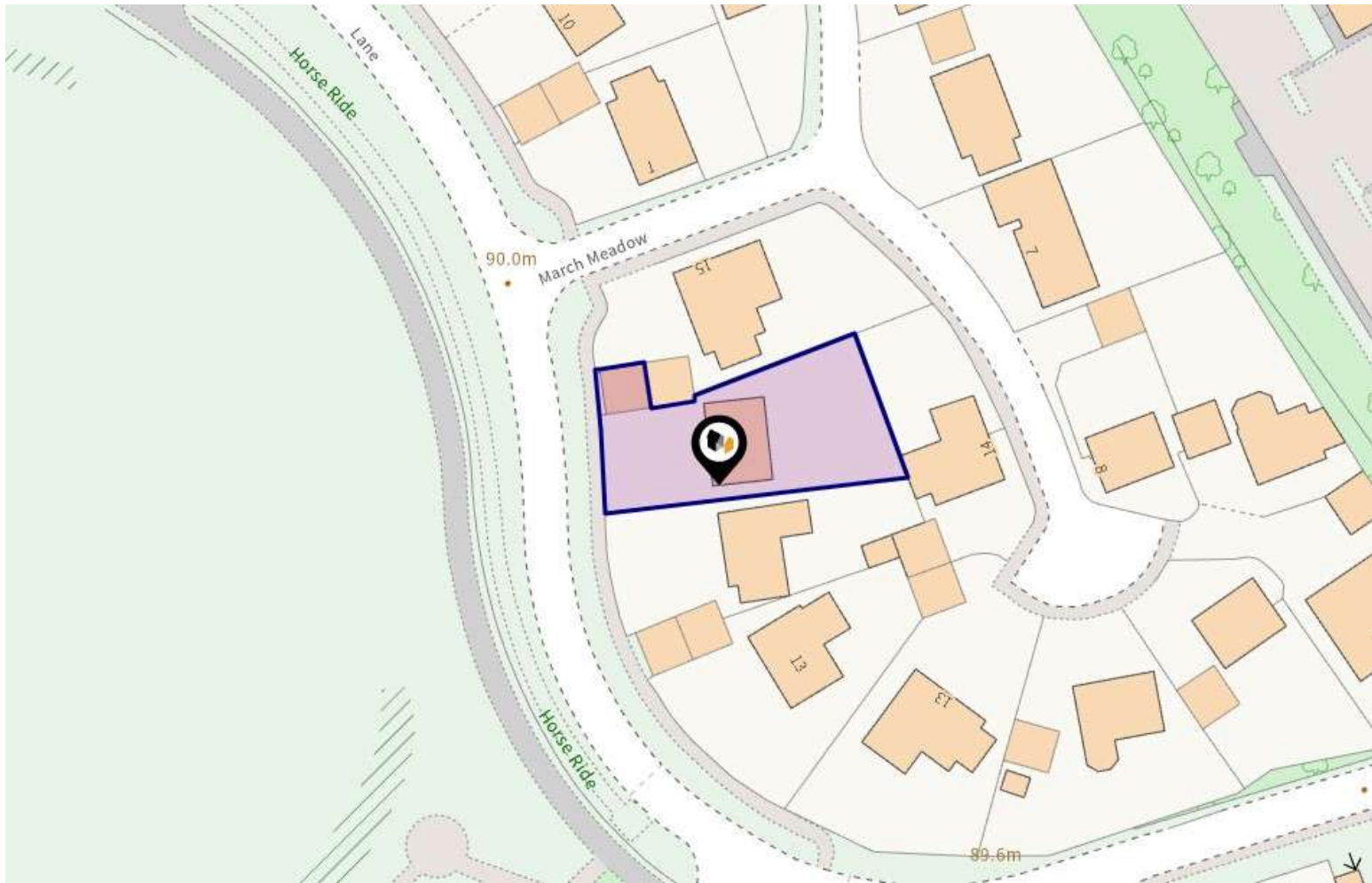
Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>	67		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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### Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

