



BEASLEY & PARTNERS

Residential Sales & Letting Agents

6 High Street, Woburn Sands, Milton Keynes, MK17 8RL

Tel: 01908 282820 Fax: 01908 282862

Web: www.beasley-partners.co.uk Email: justask@beasley-partners.co.uk

www.rightmove.co.uk www.zoopla.co.uk

TANGLEWOOD, MENTONE AVENUE, ASPLEY GUISE, BEDS, MK17 8EQ



A beautifully presented detached property of approx. 3295 sq ft situated on a superb mature plot of approx. 1/3 acre adjacent to local woodland. It is situated in one of the most desirable parts of Aspley Guise and has recently been subject to extensive extension and refurbishment by the present vendor to offer large spacious living accommodation throughout. The property benefits from off road parking for numerous vehicles and large south facing mature gardens.

- * Reception Hall * Cloakroom * Lounge * Large Open Plan Kitchen/Dining/Family Room * Utility Room
- * Five Double Bedrooms * Three En Suites * Family Bathroom * Under Floor Heating Throughout
- * Air Conditioning To Bedrooms One, Two, Four, Five and Kitchen/Dining/Family Room
- * Large Garage With Heated Floor * Off Road Parking For Numerous Vehicles * Sealed Unit Double Glazed Windows
- * Superb Mature Gardens

Price £1,675,000 Freehold



Established
since
1994

Entrance door to Reception Hall.

Reception Hall 15' 4" (4.67m) x 11' 5" (3.48m) decreasing to 8' 8" (2.64m)

Under floor heating. Recess ceiling lights. Two sealed unit double glazed windows to side. Two sealed unit double glazed windows to front. Engineered Oak flooring. Staircase with hand rail leading to first floor accommodation. Personal door to Garage.



Kitchen/Dining/Family Room 27' 7" (8.41m) decreasing to 11' 2" (3.4m) x 19' 3" (5.87m) decreasing to 14' 3" (4.34m)

Four sealed unit double glazed bi-folding door system. Sealed unit double glazed window with shutters. Under floor heating. Engineered Oak flooring. Recess ceiling lights. Fitted with a comprehensive range of wall, base and drawer units with fitted granite work surfaces. Sunken sink unit with mixer tap over and inset drainer to one side. Pull out bin cupboard. Fisher and Paykel pull out double dishwasher, two full height Neff fridges, Neff double oven, Neff microwave and steamer, Neff grill oven and Neff warming drawer to remain. Large central island with granite work surfaces including breakfast bar with Neff induction hob, Neff retractable extractor hood, storage cupboards and integral freezer below.

Cloakroom 6' 8" (2.03m) x 4' 8" (1.42m)

Sealed unit double glazed window with shutters. Under floor heating. Engineered Oak flooring. Fitted with a white suite comprising low level WC, hand wash basin with mixer tap, pop up waste and storage cupboards below. Chrome towel radiator. Recess ceiling lights. One wall ceramic tiled.

Lounge 21' 2" (6.45m) decreasing to 17' 5" (5.31m) x 15' 10" (4.83m)

Two sealed unit double glazed windows and sealed unit double glazed bi-folding doors opening onto rear garden. Under floor heating. Recess ceiling lights. Large recess TV and recess speakers.





Utility Room 10' 0" (3.05m) x 6' 1" (1.85m)

Sealed unit double glazed window to garden with shutter. Sealed unit double glazed door to side. Under floor heating. Fitted with a range of wall, base and tall units. Recess ceiling lights. Granite work surfaces. Plumbing and recess for washing machine.

First Floor Accommodation

Landing 15' 9" (4.8m) x 9' 3" (2.82m) increasing to 11' 8" (3.56m)

Staircase leading to Second Floor Accommodation. Under floor heating. High vaulted ceiling with two double glazed Velux skylight windows. Double glazed window to front.



Bedroom One 16' 11" (5.16m) x 14' 0" (4.27m)

Large sealed unit double glazed window with shutters overlooking gardens and adjacent woodland. Recess ceiling lights. Under floor heating. Glass door to En Suite.



Recess Dressing Area 10' 6" (3.2m) x 6' 6" (1.98m) increasing to 10' 3" (3.12m)

Sealed unit double glazed window with shutter. Recess ceiling lights. Under floor heating. Fitted shelving and dressing table top.

Walk In Wardrobe 13' 3" (4.04m) x 4' 9" (1.45m)

Under floor heating. Recess ceiling lights. Fitted with double hanging.

En Suite Shower Room 8' 2" (2.49m) x 7' 4" (2.24m)

Sealed unit double glazed window with shutter. Fitted with a white suite comprising low level WC, double hand wash basin with mixer tap, pop up waste and storage cupboards below, large walk-in shower with glass enclosure, wall mounted shower mixer, rain head and hand held shower. Engineered Oak flooring with under floor heating. Recess ceiling lights.



Bedroom Two 15' 1" (4.6m) x 11' 2" (3.4m)

Sealed unit double glazed window with shutter. Under floor heating. Recess ceiling lights.

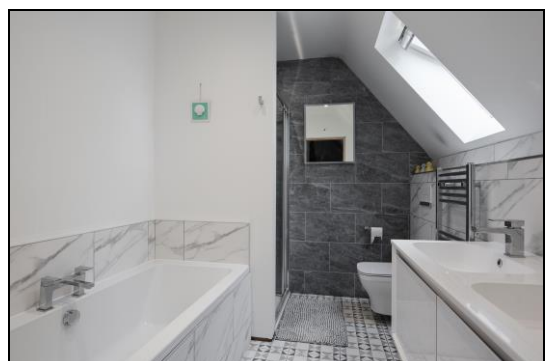


Dressing Area 12' 6" (3.81m) x 6' 5" (1.96m)

Under floor heating. Fully fitted with hanging rail and shelving. Sliding glazed door to En Suite.

En Suite 8' 10" (2.69m) x 6' 10" (2.08m)

Sealed unit double glazed Velux window. Fitted with a white suite comprising low level WC, panelled bath with mixer tap and pop up waste, double sink unit with mixer tap and storage cupboards below, shower cubicle with white shower tray, wall mounted shower mixer, rain head, hand held shower and bi-folding glazed screen door. Chrome towel radiator. Ceramic tiled floor with under floor heating.



Bedroom Five 19' 2" (5.84m) decreasing to 10' 3" (3.12m) x 9' 11" (3.02m) decreasing to 9' 5" (2.87m)

Sealed unit double glazed windows with shutters to two aspects. Recess ceiling lights. Under floor heating.



Dressing Area

Hanging rail and storage shelving. Under floor heating. Sliding glass door to En Suite Shower Room.

En Suite Shower Room 8' 1" (2.46m) x 5' 8" (1.73m)

Sealed unit double glazed window with shutter. Recess ceiling lights. Ceramic tiled floor with under floor heating. Chrome towel radiator. Fitted with a white suite comprising low level WC, hand wash basin with mixer tap and pop up waste with storage cupboards, tiled shower cubicle with white shower tray, glazed screen door, wall mounted shower mixer, rain head and hand held shower. Extractor fan. Electric shaver point. Two walls fully tiled.



Second Floor Accommodation

Landing/Lounge Area 18' 4" (5.59m) x 11' 2" (3.4m) decreasing to 8' 7" (2.62m)

Sealed unit double glazed window with shutter overlooking rear garden and woodland. Two sealed unit double glazed Velux windows. Under floor heating. Recess ceiling lights. Sliding glazed door to Bathroom.



Bedroom Four 11' 5" (3.48m) x 10' 7" (3.23m)

Sealed unit double glazed window with shutter. Double glazed Velux skylight window. Under floor heating. Recess ceiling lights.



Bedroom Three 11' 2" (3.4m) x 10' 7" (3.23m)

Sealed unit double glazed window with shutter. Double glazed Velux skylight window. Under floor heating. Recess ceiling lights.



Bathroom 7' 4" (2.24m) x 5' 5" (1.65m)

Sealed unit double glazed Velux skylight window. Fitted with a white suite comprising low level WC, panelled bath with mixer tap and pop up waste, hand held shower, hand wash basin with mixer tap, pop up waste and storage cupboards below, tiled shower cubicle with white shower tray, bi-folding door, wall mounted shower mixer, hand held shower and rain head. Under floor heating. Ceramic tiled walls. Ceramic tiled floor. Chrome towel radiator.



Outside Front

In and out block paved driveway with sufficient parking for numerous vehicles. Gated access either side of property to rear garden. Covered storm porch with tiled floor and recess ceiling lights. Area laid to grass. Stocked flower and shrub bed.



Garage 18' 8" (5.69m) x 16' 8" (5.08m)

Electric insulated door. Under floor heating. Two Vaillant gas fired boilers serving central heating to radiators and domestic hot water. Glazed door to rear.

Outside

Superb, mature south facing rear garden. Enclosed by fencing. Laid to lawn. Variety of mature trees and shrubs. Large paved terrace area and large decked sitting area.



Garden Store Shed 12' 5" (3.78m) x 8' 0" (2.44m)

Recess ceiling lights. Insulated.

Agents Notes

All measurements are approximate and no tests have been made of services, equipment or fittings.

Floor plans are for layout purposes only and are not to scale.

